



## 68 Church View , Wallsend, NE28 6PU

- \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* EN-SUITE TO MASTER \*\* DOWNSTAIRS WC \*\*
- \*\* AMPLE SPACE FOR ON SITE PARKING TO FRONT \*\* WESTERLY ASPECT GARDEN TO REAR \*\*
- \*\* RECENTLY REFITTED EN-SUITE SHOWER/WC & FAMILY BATHROOM \*\* KITCHEN/DINING ROOM \*\*
- \*\* CLOSE TO LOCAL SCHOOLS, BUS SERVICES & METRO STATION \*\* CUL-DE-SAC LOCATION \*\*
- \*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Price £200,000**



- Three Bedroom Semi Detached House
- Westerly Aspect Rear Garden
- Freehold
- En-Suite To Master Bedroom
- Downstairs WC
- Council Tax Band B
- Off Street Parking For Three Vehicles
- Cul-De-Sac Location
- Energy Rating C

#### Hallway

Entrance door, stairs to the first floor landing, radiator.

#### WC

5'3" x 2'9" (1.61 x 0.86)  
Double glazed window, WC, wash hand basin, radiator.

#### Lounge

14'6" x 12'5" (4.43 x 3.81)  
Double glazed window, fireplace, laminate flooring, radiators and double doors leading to the kitchen/diner.

#### Kitchen/Diner

15'7" x 10'9" (4.77 x 3.28)  
Fitted with wall and base units with work surfaces over, integrated oven and hob and sink unit. Double glazed window, storage cupboard, radiator and double glazed French doors leading out to the rear garden.

#### Landing

Double glazed window, cupboard and access to the loft which has pull down ladders and lighting.

#### Bedroom 1

10'4" to robe x 10'2" (3.16 to robe x 3.10)  
Double glazed window, fitted wardrobes and matching drawers, radiator.

#### En-Suite

6'11" max x 4'11" (2.13 max x 1.52)  
Comprising; shower cubicle, WC and wash handbasin with fitted furniture surrounding, part tiled walls and ladder style radiator.

#### Bedroom 2

10'2" x 7'9" (3.10 x 2.37)  
Double glazed window, laminate flooring, radiator.

#### Bedroom 3

7'8" x 7'1" (2.34 x 2.18)  
Double glazed window, laminate flooring cupboard, radiator.

#### Bathroom

7'2" x 5'2" (2.19 x 1.60)  
Double glazed window, bath with shower over, WC and wash hand basin with fitted furniture surrounding, part tiled walls, tiling to floor, ladder style radiator.

#### External

Externally there is space for off street parking to the front for three vehicles. The rear garden has a westerly aspect and is mostly paved for low maintenance. There is also an area to the side.

#### Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>  
EE-Good outdoor and in-home  
O2-Good outdoor  
Three-UK Good outdoor, variable in-home  
Vodafone\_Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

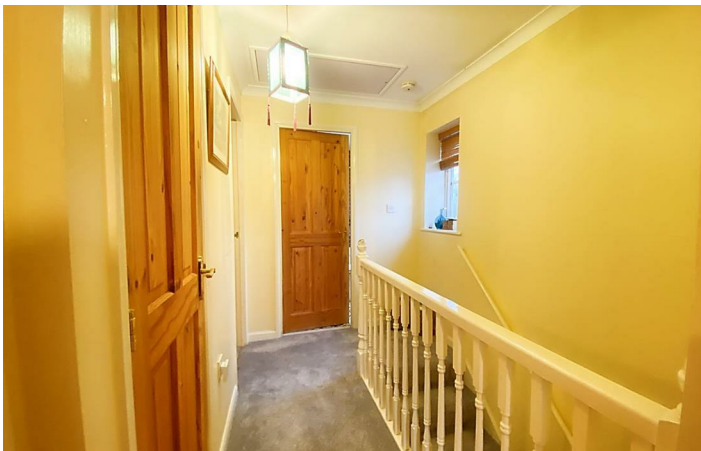
#### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

#### CONSTRUCTION:

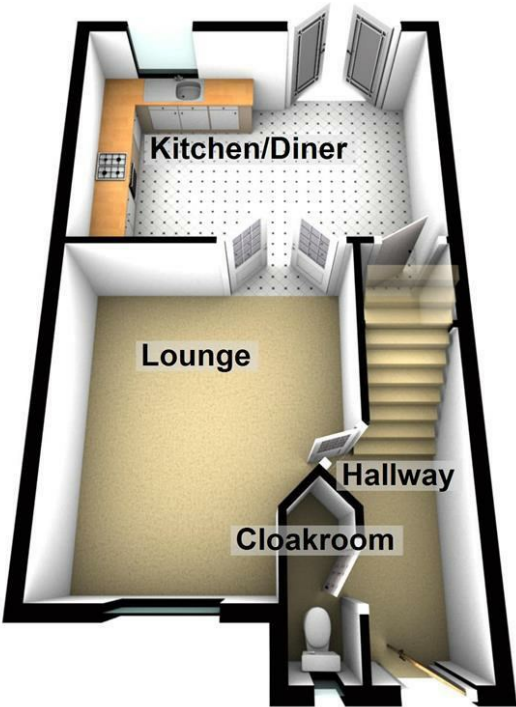
Traditional  
This information must be confirmed via your surveyor and legal representative.





Floor Plan

Ground Floor



First Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	