

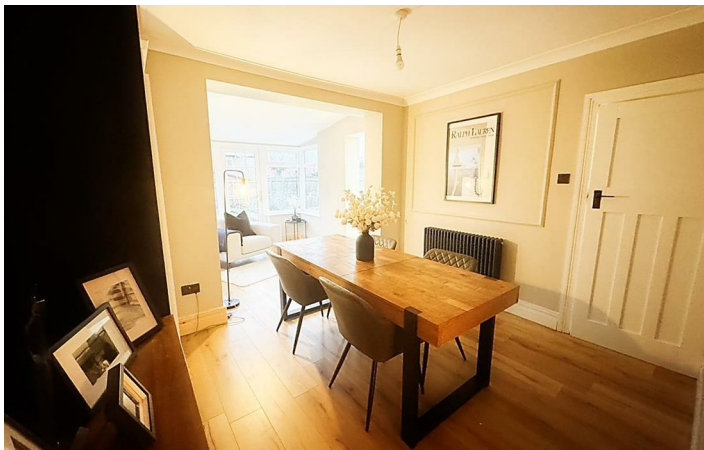
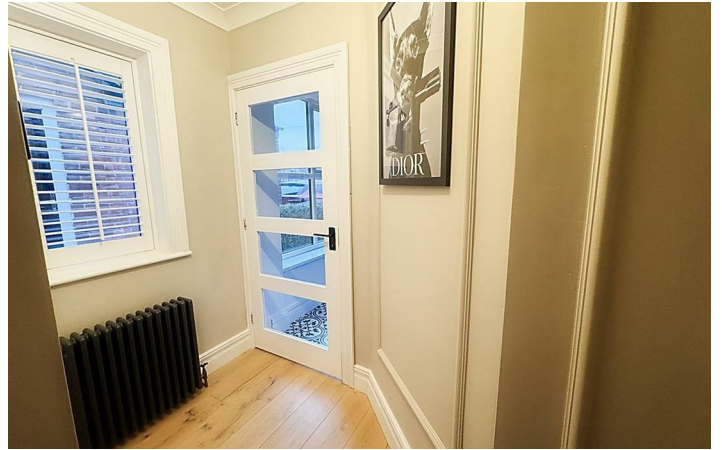
385 Station Road , WallSEND, NE28 8DT

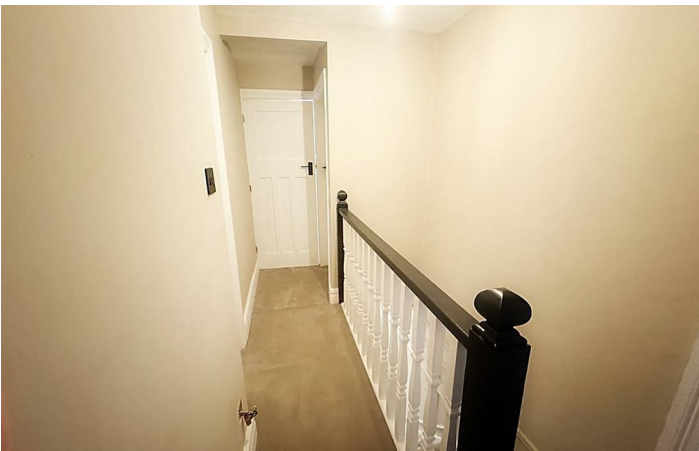
- ** EXTERNAL IMAGES COMING SOON ** BEAUTIFULLY PRESENTED ** SEMI-DETACHED HOUSE **
- ** TWO RECEPTION ROOMS ** WAS ORIGINALLY TWO BEDROOMS NOW THREE **
- ** WEST FACING REAR GARDEN ** DOWNSTAIRS WC ** UTILITY ROOM ** OFF STREET PARKING **
- ** READY TO MOVE INTO ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS **
- ** CONSERVATORY ** COUNCIL TAX BAND B ** ENERGY RATING D ** FREEHOLD **

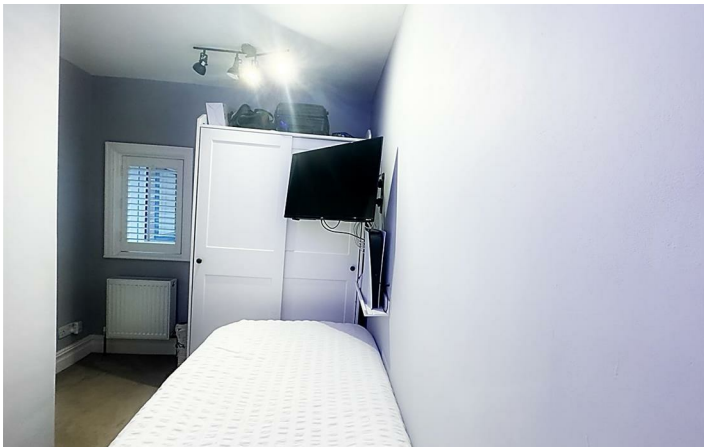
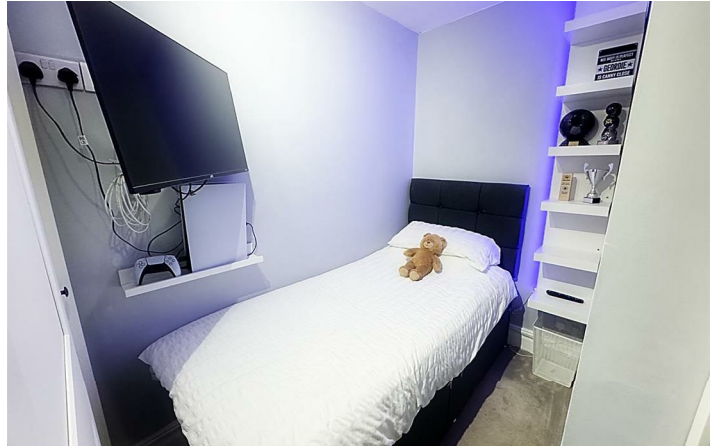
Offers Over £195,000



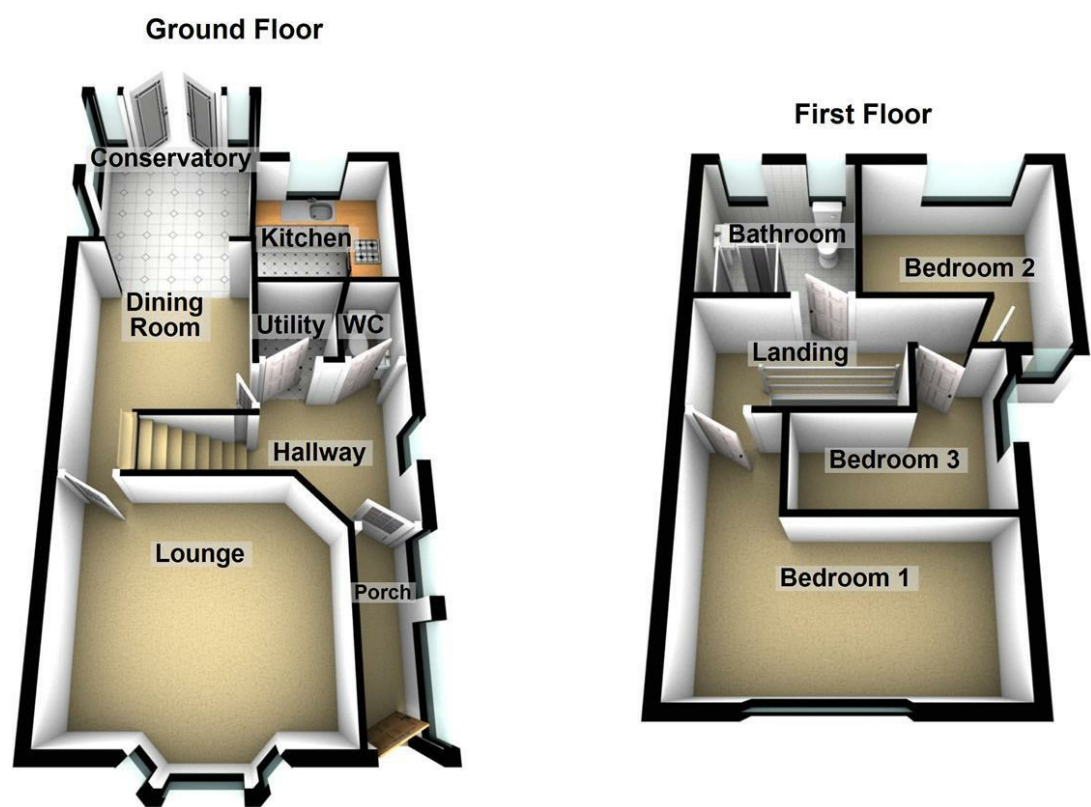
- Beautifully Presented
 - Conservatory, Utility and Downstairs WC
 - Off Street Parking
 - Three Bedroom Semi Detached House
 - Close to Local Amenities, Schools and Major Road Links
 - Council Tax Band B
 - Two Reception Rooms
 - Westerly Facing Rear Garden
 - Energy Rating D
- Porch**
Composite entrance door, double glazed windows, inner door leading into the hallway.
- Hallway**
Wood effect flooring, stairs to the first floor landing, radiator, access to wc and utility room
- Downstairs WC**
4'6" x 3'4" (1.38 x 1.04)
Wood effect flooring, WC, wash hand basin.
- Utility**
6'5" x 3'9" (1.97 x 1.16)
Wood effect flooring, plumed for washing machine
- Dining Room**
11'3" x 9'9" min (3.43 x 2.99 min)
Open plan into the conservatory, storage cupboards, decorative panelling and coving to ceiling, wooden effect flooring also access to kitchen.
- Conservatory**
8'9" x 7'9" (2.68 x 2.37)
Double glazed windows, double glazed door leading out to the rear garden, wood effect flooring.
- Kitchen**
8'7" x 6'3" (2.63 x 1.91)
Recently updated with range of wall and base units with work surfaces over, sink unit, built in oven and hob with overhead extractor hood, double glazed window and wood effect flooring.
- Lounge**
14'4" x 13'8" into bay (4.39 x 4.19 into bay)
Double glazed bay window with plantation shutters, media wall with electric fire, decorative panelling and coving, radiator.
- Stairs to First Floor**
leading to..
- Landing**
12'7" x 5'2" (3.86 x 1.60)
Access to bedrooms and bathroom.
- Bedroom 1**
14'2" x 11'4" max (4.32 x 3.46 max)
Double glazed window, plantation shutters , radiator.
- Bedroom 2**
10'0" x 9'10" (3.07 x 3.02)
Two double glazed windows, plantation shutters, radiator.
- Bedroom 3**
9'2" x 7'8" (2.80 x 2.36)
Double glazed window, plantation shutters and radiator.
- Shower Room**
7'10" x 6'10" (2.40 x 2.09)
Comprising; walk in shower, WC and wash hand basin set in vanity unit, two double glazed windows, ladder style radiator, part panelling to walls, tiled floor and spotlights to ceiling .
- External**
Externally the front garden is block paved and provides space for off street parking. There is a lengthy west facing garden to the rear which is mostly paved for low maintenance.
- 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
- 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



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		
(69-80) C		
(55-68) D	62	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC