



## 11 Windsor Park , Parklands, NE28 8UQ

**\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! \*\***

A really LOVELY HOME! This DETACHED Bungalow is very nicely situated at the end of a cul-de-sac in Parklands and offers a SUPERB standard of accommodation, having been EXTENDED and REFURBISHED by the current owners in recent times. There is a lovely GARDEN to the rear, SOUTH FACING, and NOT OVERLOOKED, a DETACHED GARAGE, and loads of PARKING, by way of a block paved forecourt and DRIVEWAY. There is a very attractive living room and dining area with tri folding doors to the garden, a refitted kitchen, two good sized bedrooms and a refitted shower room. This is READY TO MOVE INTO WITH nothing to do!

Parklands is conveniently located just north of the Coast Road, and offers convenient access to Newcastle City, The Coast and Wallsend amenities. The property is FREEHOLD, council tax C, Energy Rating D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

**Offers Around £275,000**

# 11 Windsor Park

, Parklands, NE28 8UQ



- Extended & Refurbished
- South Facing Rear Garden
- Beautifully Presented
- \*\*\* Freehold \*\*\*
- Re-Fitted Shower Room
- Energy Rating D
- Garage & Plenty Parking
- Recent Central Heating Boiler

## The Property Comprises

### Entrance Lobby

### Living Room

18'2" x 12'7" (5.53 x 3.83)

### Dining Area

10'9" x 12'7" (3.28 x 3.83)

### Kitchen

7'7" x 10'4" (2.30 x 3.14)

### Inner Hallway

### Bedroom 1

11'4" x 11'7" (3.45 x 3.53)

### Bedroom 2

9'10" x 7'7" (3.00 x 2.32)

### Shower Room

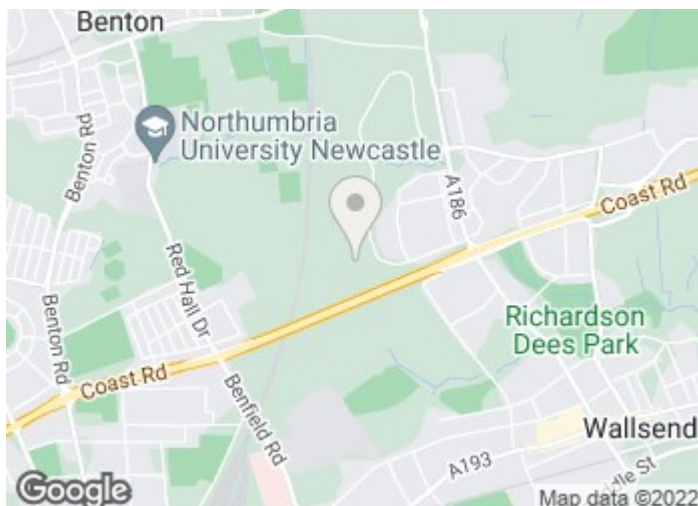
7'4" x 5'10" (2.24 x 1.79)

### Garage & Car port

### Parking

### Gardens

### Additional Images



## Directions





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		88
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC