

## 4 Coalfield Way

Fallow Park, Wallsend, NE28 9GG

\*\* MID TERRACE TOWNHOUSE \*\* THREE DOUBLE BEDROOMS \*\* WESTERLEY ASPECT REAR GARDEN \*\*

\*\* MODERN KITCHEN/DINER \*\* PRIVATE PARKING BAY \*\* DOWNSTAIRS WC \*\* FREEHOLD

\*\* SPACIOUS MASTER BEDROOM \*\* EXCELLENT ROAD LINKS & NEARBY SHOPPING FACILITIES \*\*

\*\* ENERGY EFFICIENT WITH A B RATING \*\* COUNCIL TAX BAND B \*\*

**Offers Over £200,000**



- Mid Terrace Townhouse
- Westerly Aspect Garden To Rear
- Council Tax Band B
- Three Double Bedrooms
- Downstairs WC
- Allocated Parking Bay To Front
- Popular Location

- Energy Rating B

#### Entrance Lobby

Double glazed composite entrance door, inner door leading into the lounge.

#### Lounge

4.49 x 3.61

Double glazed window, storage cupboard, radiator.

#### Rear Lobby

Stairs to the first floor landing.

#### WC

1.32 x 1.12

WC, wash hand basin, radiator.

#### Kitchen/Diner

3.58 x 2.40

Wall and base units with work surfaces over, integrated oven and induction hob with extractor hood over, sink unit. Double glazed window, radiator and double glazed French doors leading out to the rear garden.

#### Landing

Stairs to second floor.

#### Bedroom 2

3.60 x 3.19

Double glazed window, radiator.

#### Bedroom 3

3.57 x 2.73

Double glazed window, radiator.

- Freehold

#### Bathroom

2.39 x 1.80

Bath with shower over, WC and wash hand basin, ladders style radiator.

#### Second Floor Landing

Storage cupboard.

#### Bedroom 1

7.72 x 2.56

Double glazed skylight windows to both the front and rear elevation, radiator.

#### External

Externally there is a small garden area to the front. The rear garden has a westerly aspect and is laid to lawn, together with a paved patio and a rear access gate. There is also an allocated parking bay to the front of the property.

#### 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 in-home and outdoor

O2-

Variable in-home, good outdoor

Three-UK

Good (outdoor only)

Vodafone\_

Good in-home and outdoor

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

##### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

##### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

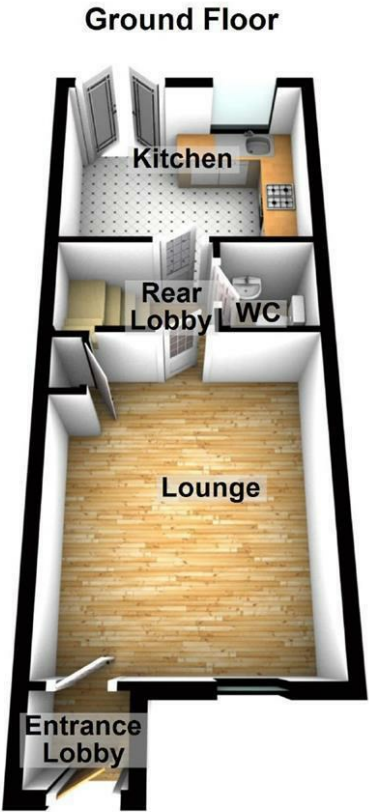








Floor Plan



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		97
(81-91) B	86	
(69-80) C		
(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	