



## 4 Mcnamara Road , Wallsend, NE28 7DP

- \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*
- \*\* MODERN KITCHEN/DINING ROOM \*\* DOWNSTAIR WC \*\* GARGE & OFF STREET PARKING \*\*
- \*\* CONSERVATORY \*\* CLOSE TO LOCAL SHOPS & BUS SERVICES TO NEWCASTLE & THE COAST \*\*
- \*\* EXCELLENT ROAD LINKS \*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Offers Over £185,000**



- Three Bedroom Semi Detached House
- Modern Kitchen/Dining Room
- Downstairs WC - Conservatory

- Garage & Off Street Parking
- Close To Shops & Bus Services
- Beautifully Presented
- Council Tax Band B
- Freehold
- Energy Rating C

#### Hallway

Double glazed composite entrance door with windows to the side, stairs to the first floor landing, LVT flooring, radiator.

#### Lounge

11'10" x 11'1" + bay (3.62 x 3.38 + bay)  
Double glazed bay window, fireplace housing electric fire, LVT flooring, radiator and double doors leading to the dining area and kitchen.

#### Dining Area

11'6" x 10'11" (3.51 x 3.33)  
LVT flooring, radiator and double glazed French doors leading into the conservatory.

#### Kitchen

16'3" x 7'3" (4.97 x 2.22)  
Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob, sink unit and integrated dishwasher. Double glazed windows, LVT flooring, external door to the rear garden, radiator and internal door to the garage.

#### Conservatory

9'2" x 8'0" (2.81 x 2.46)  
Double glazed windows, tiling to

floor, external door to the rear garden.

#### Downstairs WC

5'9" x 2'4" (1.76 x 0.72)  
WC, wash hand basin, part tiled walls and LVT flooring.

#### Landing

Double glazed window, access to bedrooms and bathroom.

#### Bedroom 1

11'2" plus bay x 11'1" (3.41 plus bay x 3.40)  
Double glazed bay window, laminate flooring, radiator.

#### Bedroom 2

11'0" into robe x 11'0" (3.37 into robe x 3.37)  
Double glazed window, fitted sliding door wardrobes, laminate flooring, radiator.

#### Bedroom 3

7'5" x 6'9" (2.27 x 2.06)  
Double glazed window, radiator.

#### External

The front of the property is gravelled for low maintenance, there is also block paving providing space for off street parking and access to the garage. The rear garden has lawn,

planted beds and a paved patio area.

#### 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 and in-home  
Three-UK-Good outdoor, variable in-

Vodafone -Good outdoor and in-

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.



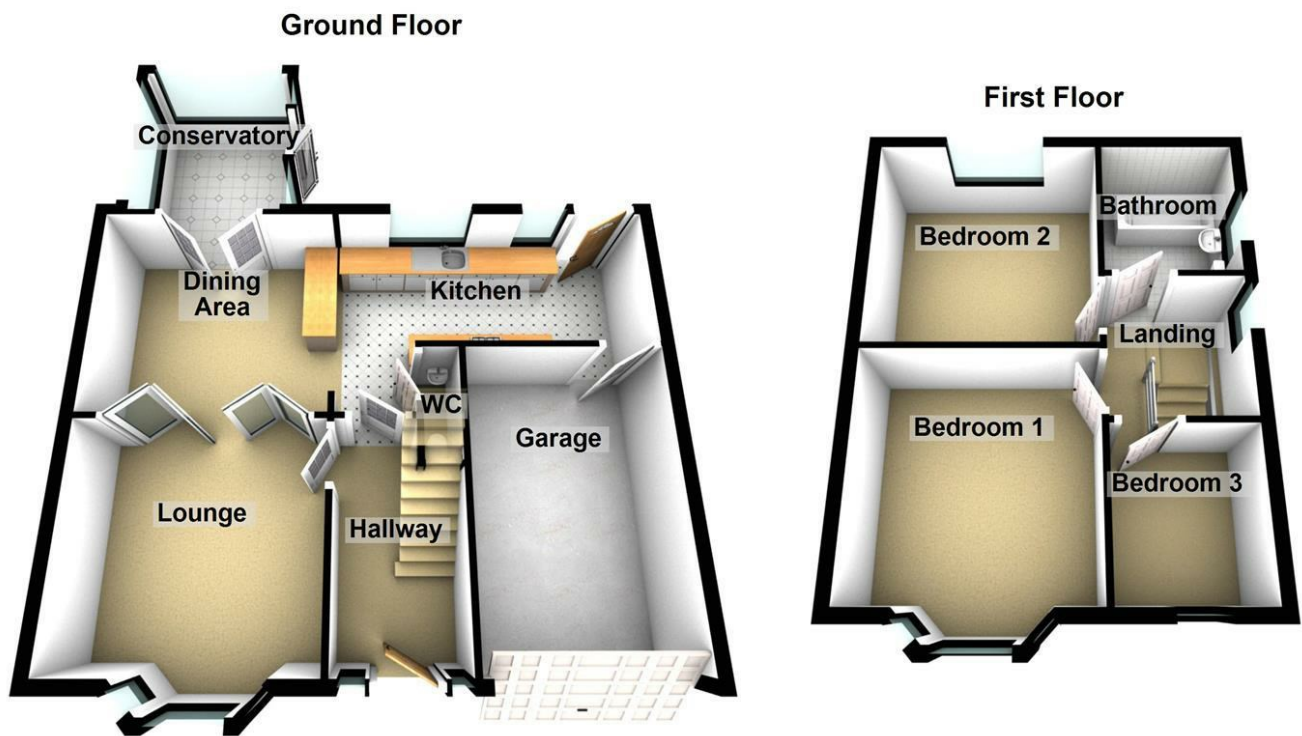








Floor Plan



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	