

# MOVING HOMES

SALES & LETTINGS



£165,000



# Monmouth Gardens, Wallsend

## £165,000

Moving Homes welcomes to the market for sale, corner plot, three bedroom semi-detached, spacious family home, on a popular residential area of Howdon on Monmouth Gardens in Wallsend. Ideally located for major transport routes linking both North & South of the region, the A1058 Coast Road and the A19 to access the Tyne Tunnel and further afield. As well as having the Silverlink retail shopping park and local business parks, schools, supermarkets and other amenities a short distance away. Also benefiting from gas central heating and double glazing throughout. This property requires an internal inspection to appreciate what it has to offer.

Briefly comprising of: - entrance hallway with access to all ground floor principal rooms and stairs leading to first floor. The through lounge diner is perfect for a growing family with the living area having chimney breast to main wall, and alcoves to sides. The dining area follows through into the garden room, accessed via patio doors and currently being used as a utility room. The well-equipped and modern kitchen has a wide range of cabinets with complementing work tops, ceramic hob, built in oven, integrated dishwasher and plumbed for washing machine. To the first floor there are three well-proportioned bedrooms, two to the front of the property and one to the rear with fitted wardrobes. The family bathroom has a bath with shower over, hand wash basin and wc. Externally there is a blocked paved drive for off street parking, garage, side garden and a further rear garden which is fully paved for ease of use.

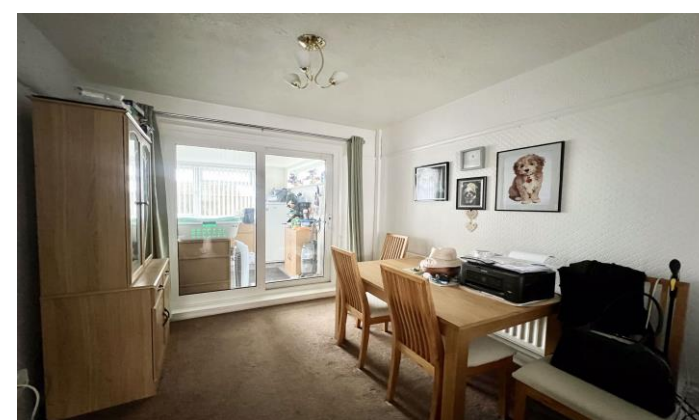
EPC Rating B <https://find-energy-certificate.service.gov.uk/energy-certificate/5600-0053-0022-1399-3743>

Council Tax Band A £1,408.23 pa

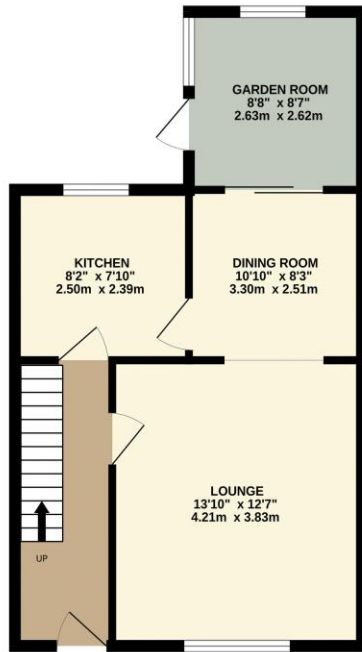
Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com).

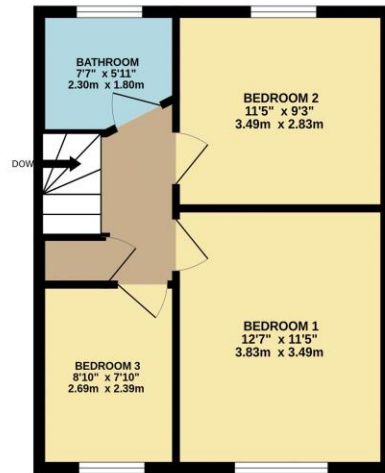
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



GROUND FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







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