

MOVING HOMES

SALES & LETTINGS



£240,000

The Acres, Wallsend

£240,000

This delightful family home is situated in a sought-after position on the popular 'Acres' development in Wallsend close to major transport links to access both North & South of the region, the City of Newcastle upon Tyne as well as the nearby town centre with its local shops, school and other amenities.

With gas central heating and double glazing throughout, this property would make a wonderful family home and briefly comprises of an entrance lobby leading into through lounge diner. The living room has a large full height window, allowing the light to flood in and the dining area has French doors opening out onto the rear garden and stairs leading to first floor. The kitchen has a wide range of cabinets, complementing work tops, gas hob, built in oven, dishwasher and fridge freezer. There is also a handy utility room for laundry facilities and wc. To the first floor there are three well proportioned bedrooms, master with en-suite and a family bathroom. Externally, driveway for off street parking, single garage, lawned area and gate leading to a generous side and rear garden for all the family to enjoy.

This property requires an internal viewing to truly appreciate the accommodation being offered.

To secure a viewing in the first instance please contact Moving Homes on 01912964600 or visit our website movinghomesuk.com

EPC Rating B <https://find-energy-certificate.service.gov.uk/energy-certificate/1550-2731-7160-6314-6226>

Tenure - The agent understands the property to be leasehold with 125 years from 01.01.2010 ground rent of £167pa However, this should be confirmed with a licensed legal representative.

Council Tax Band - C £1,973.75 pa

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



First Floor



Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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