



39 Home Park

Parklands, Wallsend, NE28 8UH

GUIDE PRICE £325 000 - £335 000

FOUR BEDROOM DETACHED HOUSE ** EN-SUITE TO MASTER **SPACIOUS SUN LOUNGE TO REAR **

GARAGE & OFF STREET PARKING FOR THREE VEHICLES ** SOUTH WEST FACING REAR GARDEN **

CUL-DE-SAC LOCATION ** HIGHLY POPULAR LOCATION WITH EXCELLENT ROAD LINKS **

FREEHOLD ** COUNCIL TAX BAND D ** ENERGY RATING D **

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- Four Bedroom Detached House
- En-Suite Bathroom & Downstairs WC
- Spacious Sun Room To Rear
- Wood Burning Stove Fire To Lounge
- Garage & Ample Off Street Parking
- South Westerly Rear Garden
- Freehold - Copuncil Tax Band D
- Energy Rating D

Entrance Lobby

Lounge

13'4" x 13'1" (4.07 x 3.99)

Dining Area

10'9" x 8'9" (3.28 x 2.69)

Kitchen

19'11" x 9'10" (6.08 x 3.01)

Rear Lobby

WC

4'8" x 3'3" (1.44 x 1.01)

Sun Lounge

26'2" x 9'4" + 9'3" x 7'4" (7.98 x 2.85 + 2.84 x 2.24)

Landing

Bedroom1

14'0" x 11'10" (4.28 x 3.62)

Dressing Area

En-Suite Bathroom

11'8" x 6'2" (3.58 x 1.90)

Bedroom 2

9'11" x 9'2" to robe. (3.03 x 2.80 to robe.)

Bedroom 3

10'9" to robe x 8'4" (3.30 to robe x 2.56)

Bedroom 4

7'9" x 7'1" (2.38 x 2.18)

Shower Room

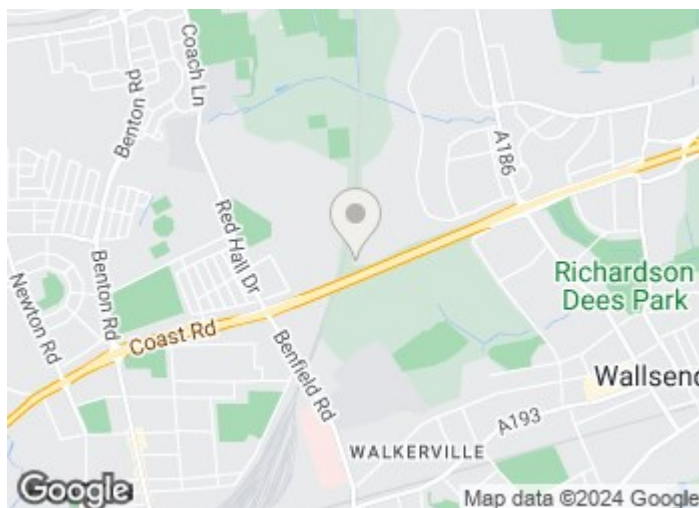
7'4" x 5'9" (2.26 x 1.77)

Garage & Utility

3.65 x 2.35

External

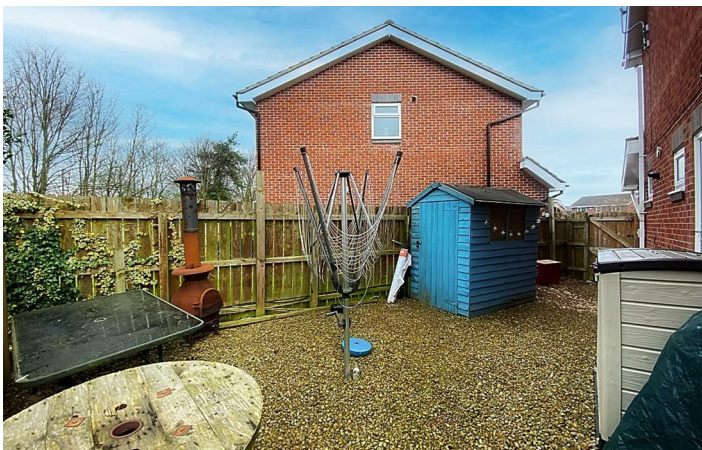
Broadband



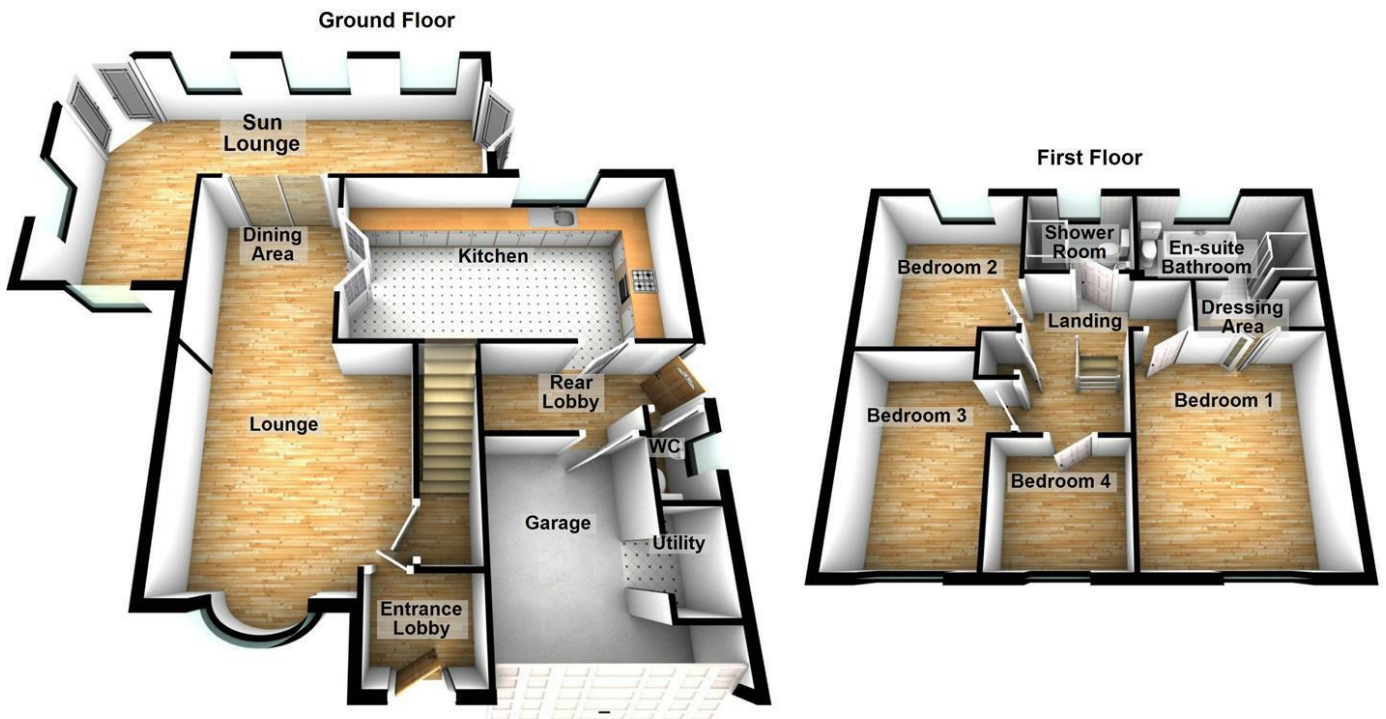
Directions







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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	80
England & Wales		EU Directive 2002/91/EC	