



39 Home Park Parklands, Wallsend, NE28 8UH

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** FOUR BEDROOM DETACHED HOUSE ** EN-SUITE TO MASTER BEDROOM ** CHAIN FREE **

GARAGE & OFF STREET PARKING FOR THREE VEHICLES ** SPACIOUS SUN LOUNGE TO REAR **

SOUTH WEST FACING REAR GARDEN ** CUL-DE-SAC POSITION ** UTILITY & DOWNSTAIRS WC **

Offers Around £325,000



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

Entrance Lobby

Double glazed entrance door, laminate flooring, radiator, inner door leading into the lounge.

Lounge

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

Double glazed bow window, wood burning stove fire, laminate flooring, radiator.

Dining Area

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

Laminate flooring, double glazed sliding doors leading into the sun lounge.

Kitchen

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

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit, integrated fridge.

Double glazed window, laminate flooring, radiator.

Rear Lobby

Door leading into the garage, laminate flooring, external door to the garden.

WC

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

Double glazed window, WC, wash hand basin, laminate flooring, radiator.

Sun Lounge

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

Double glazed windows, laminate flooring, spotlights and skylight window to ceiling, radiators and two sets of double glazed French doors leading out to the rear garden.

Landing

Storage cupboard.

Bedroom 1

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

Double glazed window, radiator.

Dressing Area

There is a dressing area adjacent to the bedroom which gives access to the en-suite.

En-Suite Bathroom

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

Fitted with a four piece suite comprising,

bath, shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, ladder style radiator.

Bedroom 2

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

Double glazed window, fitted wardrobes, radiator.

Bedroom 3

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

Double glazed window, fitted wardrobes, radiator.

Bedroom 4

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

Double glazed window, radiator.

Shower Room

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

Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, double glazed window, laminate flooring, radiator.

Garage & Utility

3.65 x 2.35

There is a single garage which has a utility area and direct access into the property.

External

Externally the front of the property is block paved and can accommodate off street parking for three vehicles. The rear garden has a south westerly aspect and is mostly laid to lawn together with decking, artificial turf and a gravelled

Broadband

Ultrafast

944Mb

Average download speed of the fastest package at this postcode*

Suitable for**

Web & social

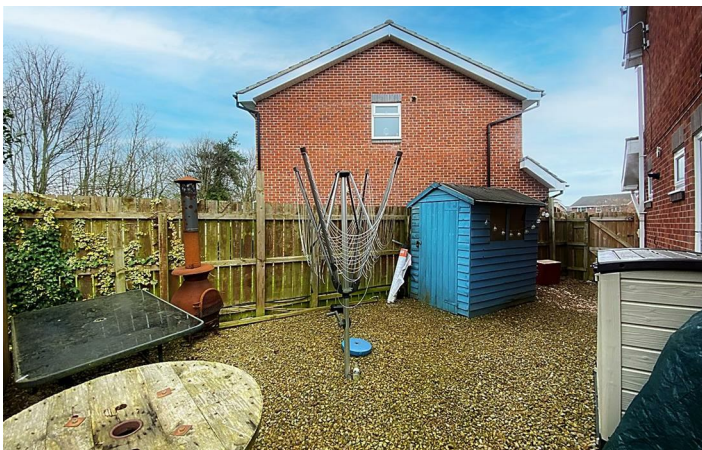
Flawless video calls

4K streaming

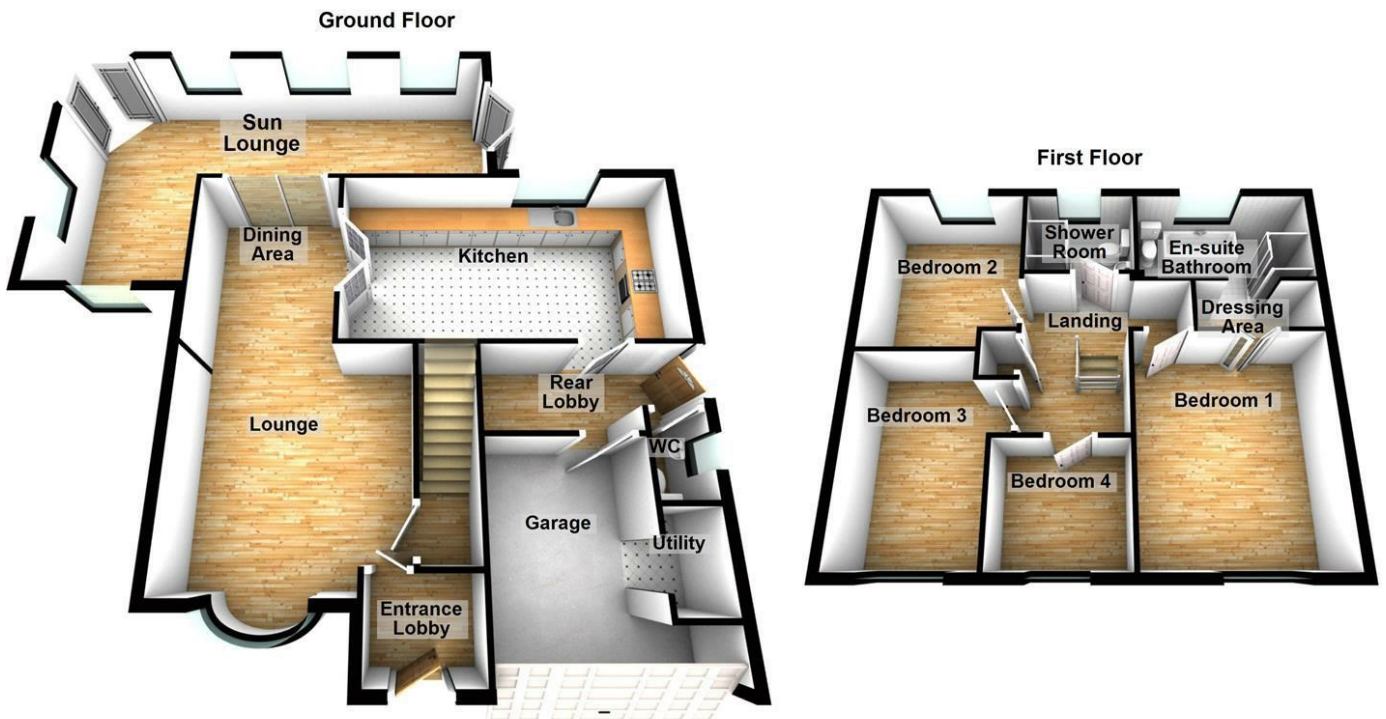
Online gaming







Floor Plan



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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	