

## 42 Moor Edge Drive , Wallsend, NE28 9FR

\*\* THREE BEDROOM END TERRACED HOUSE \*\* SPACIOUS LOUNGE \*\* FREEHOLD \*\*

\*\* LARGE MASTER BEDROOM \*\* OFF STREET PARKING \*\* REAR GARDEN \*\* IDEAL FAMILY HOME \*\*

\*\* POPULAR LOCATION WITH EXCELLENT ROAD & TRANSPORT LINKS \*\* COUNCIL TAX BAND B \*\*

\*\* EPC RATING B \*\*

Offers Over £200,000

# 42 Moor Edge Drive

, Wallsend, NE28 9FR



- Three Bedroom End Terrace House
- Freehold
- Off Street Parking
- Lovely Rear Garden
- Spacious Master Bedroom
- Popular Location
- Excellent Family Home
- Council Tax Band B
- EPC Rating B

## Entrance

## Stairs To The Second Floor

## Lounge

14'7" x 11'10" (4.45 x 3.61)

## Landing

## Master Bedroom - Restricted Height

25'7" x 11'10" (7.8 x 3.62 )

## Kitchen Diner

11'8" x 7'7" (3.56 x 2.33)

## Downstairs W/C

## Gardens & Parking

## Stairs To The First Floor Landing Freehold

## Bedroom 2

11'9" x 8'10" (3.60 x 2.70)

## BROADBAND

## Bedroom 3

11'9" x 10'4" (3.60 x 3.17 )

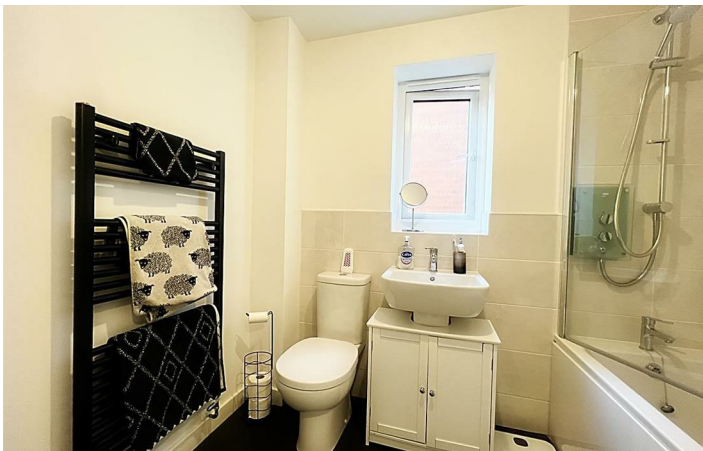
## Bathroom

7'10" x 5'6" (2.41 x 1.70 )



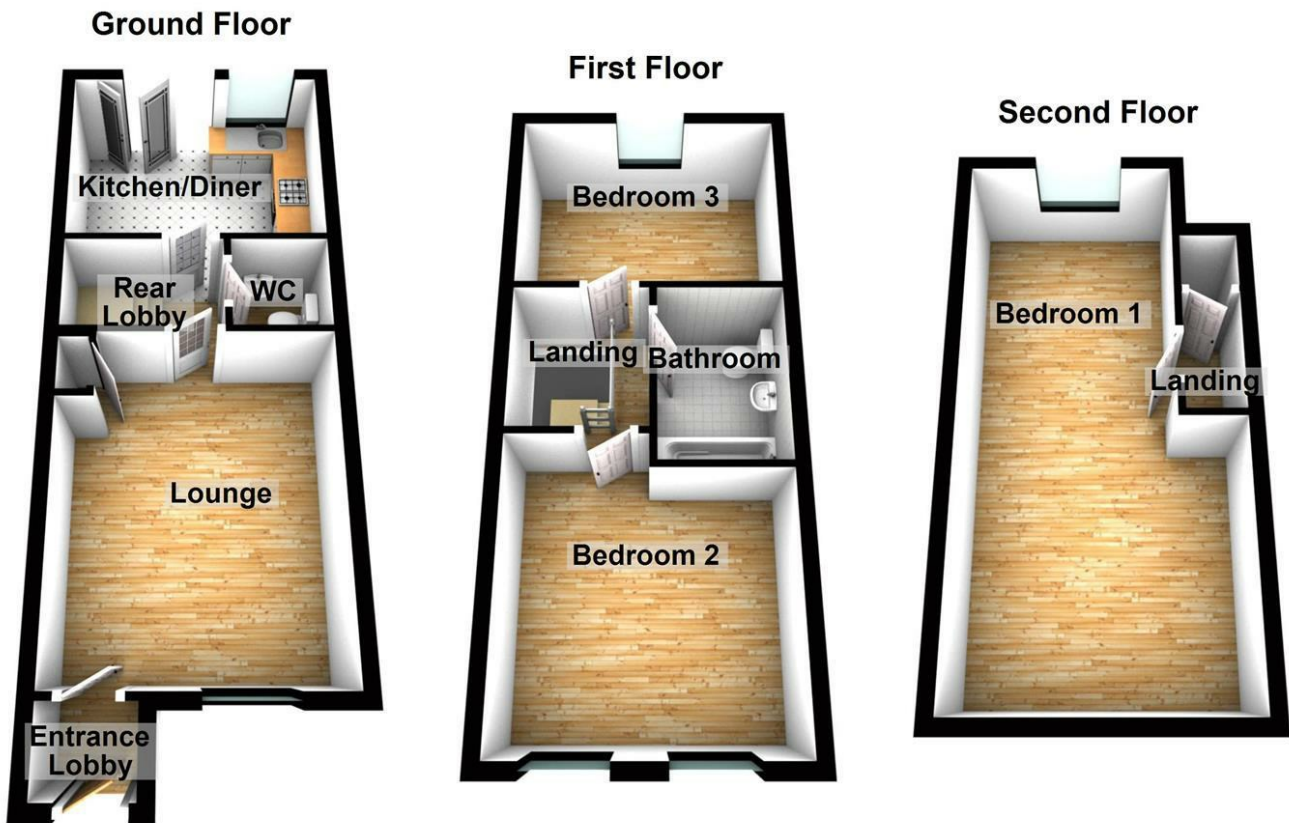
## Directions







## 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                                 |  |                         | 94        |
| (81-91) B                                   |  | 81                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |