

## 88 Bewick Park , Wallsend, NE28 9RY

\*\* THREE BEDROOM DETACHED HOUSE \*\* SPACIOUS LOUNGE \*\* FREEHOLD \*\*

\*\* OFF STREET PARKING FOR 3 VEHICLES & GARAGE \*\* REAR GARDEN \*\* SOUGHT AFTER ESTATE \*\*

\*\* CLOSE TO AMENITIES \*\* EXCELLENT ROAD & TRANSPORT LINKS \*\* COUNCIL TAX BAND C \*\*

\*\* EPC RATING C \*\*

Offers Around £210,000

# 88 Bewick Park

, Wallsend, NE28 9RY



- \*\* Freehold \*\*
- Ample Parking
- Council Tax Band C
- Detached House
- Rear Garden
- Energy Rating C
- Attached Garage
- Great Location

## Entrance

## Living Room

15'8" x 14'6" (4.80 x 4.44)

## Kitchen and Dining Area

8'3" x 14'6" (2.52 x 4.44)

## Cloakroom

5'9" x 2'8" (1.77 x 0.83)

## Stairs to First Floor

## Bedroom 1

13'3" x 8'5" (4.06 x 2.57)

## Bedroom 2

10'8" x 8'5" (3.27 x 2.57)

## Bedroom 3

10'0" x 3'3" .252'7" (3.07 x 1 .77)

## Bathroom

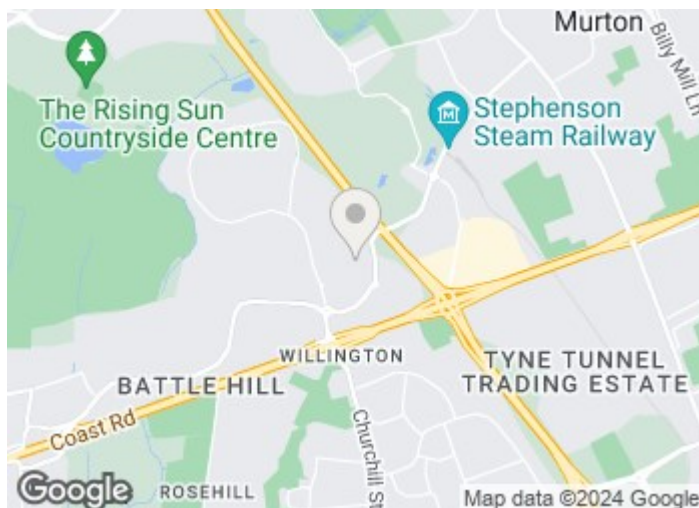
1.65 x 1.89 (0.30m.19.81m x  
0.30m.27.13m)

## Garden

## Garage & Driveway

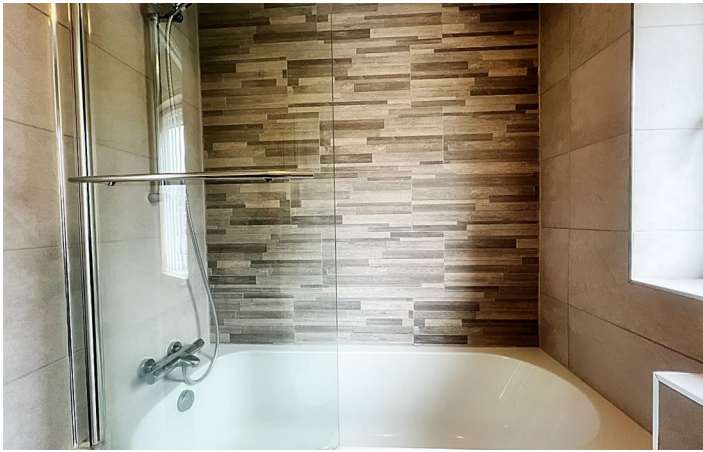
## Freehold

## BROADBAND



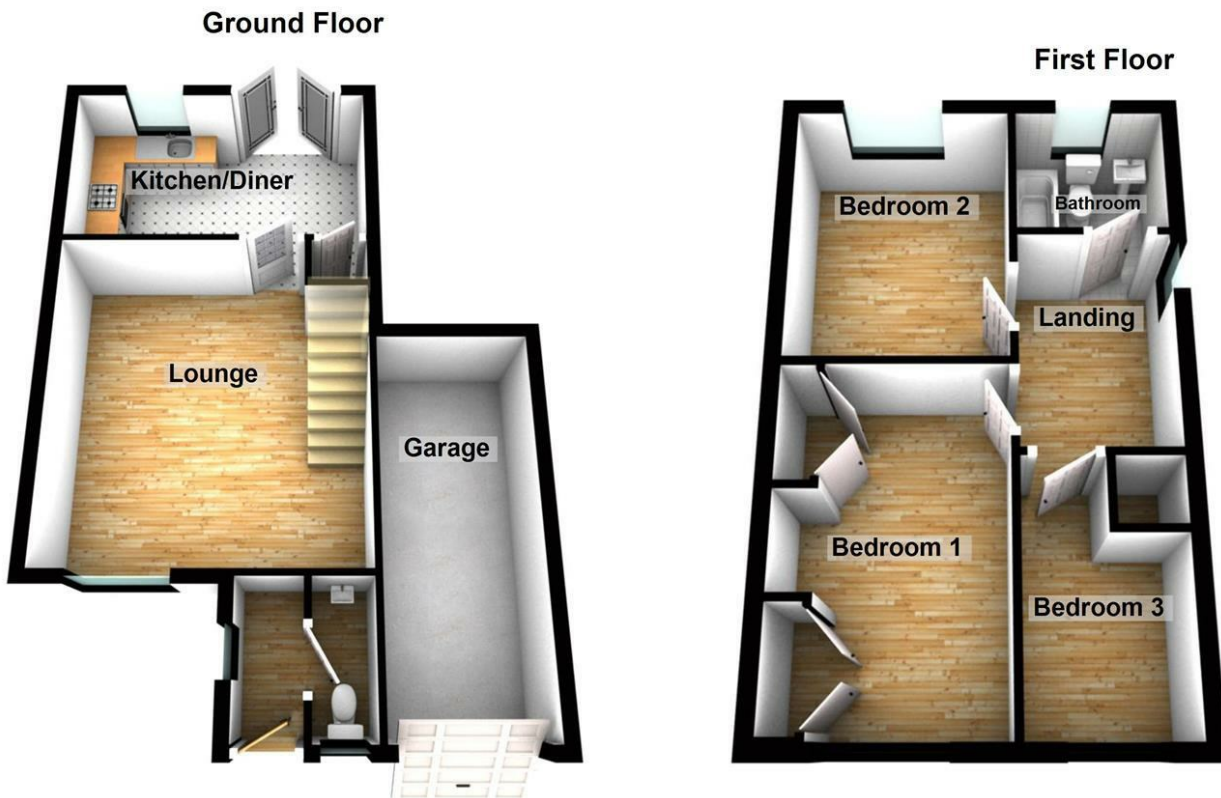
## Directions







## 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			87
(81-91) B			
(69-80) C		71	
(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	