



## 45 Caroline Gardens Howdon, Wallsend, NE28 0BZ

\*\* PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 16:00 on 24.05.2024\*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* LOVELY REAR GARDEN \*\* OFF STREET PARKING \*\*

\*\* SPACIOUS LOUNGE \*\* GARAGE \*\* SEPARATE DINER OR 4TH GROUND FLOOR BEDROOM \*\*

\*\* MODERN KITCHEN \*\* SEPARATE SHOWER ROOM \*\* BATHROOM \*\* IDEAL FAMILY HOME \*\*

\*\* CLOSE TO AMENITIES & SCHOOLS \*\* EXCELLENT TRANSPORT & ROAD LINKS \*\* FREEHOLD \*\*

\*\* READY TO MOVE IN TO \*\* COUNCIL TAX BAND B \*\* EPC RATING D \*\*

**Offers Over £175,000**

# 45 Caroline Gardens

Howdon, Wallsend, NE28 0BZ



- Three Bedroom Semi Detached House
- Ideal Family Home
- Freehold
- Lovely Rear Garden
- Separate Shower Room & Bathroom
- Council Tax Band B
- Garage & Off Street Parking
- Close To Schools & Amenities
- EPC Rating D

## Porch

5'0" x 3'8" (1.54 x 1.14)

## Lounge

22'6" max x 15'10" max (6.88 max x 4.84 max )

## Dining Room/4th Ground Floor

### Bedroom

7'11" x 7'8" (2.42 x 2.36)

## Kitchen

14'7" x 7'3" (4.46 x 2.22)

## Stairs To First Floor Landing

## Bedroom 1

12'5" x 11'4" (3.80 x 3.47)

## Bedroom 2

11'0" x 11'0" (3.37 x 3.36)

## Bedroom 3

## Shower Room

7'8" x 4'10" (2.36 x 1.49)

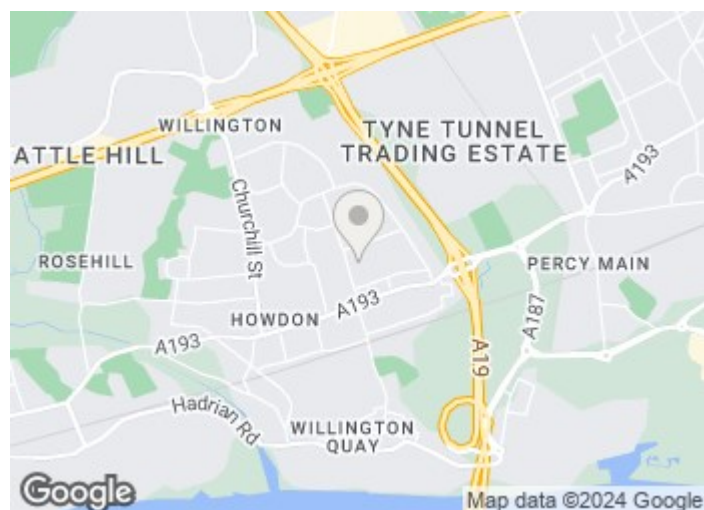
## Bathroom

7'8" x 5'11" (2.34 x 1.81)

## Garage

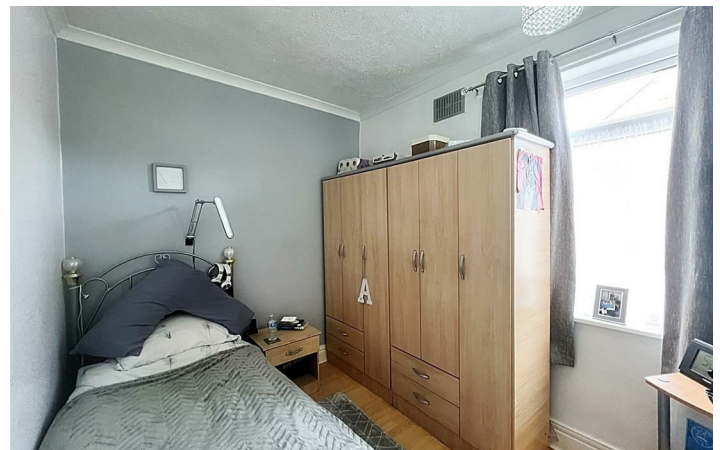
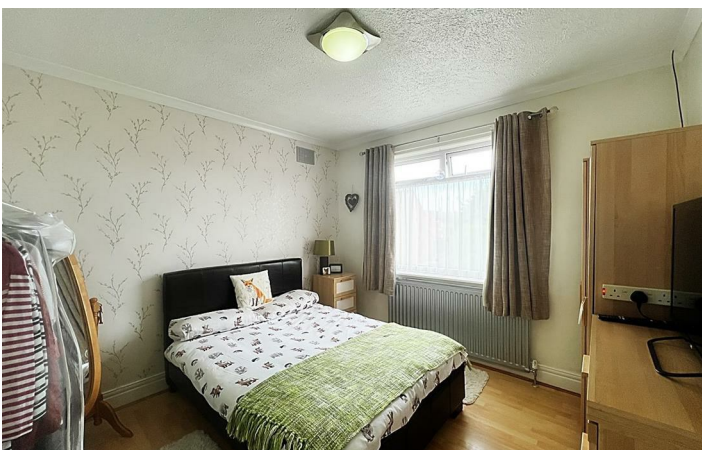
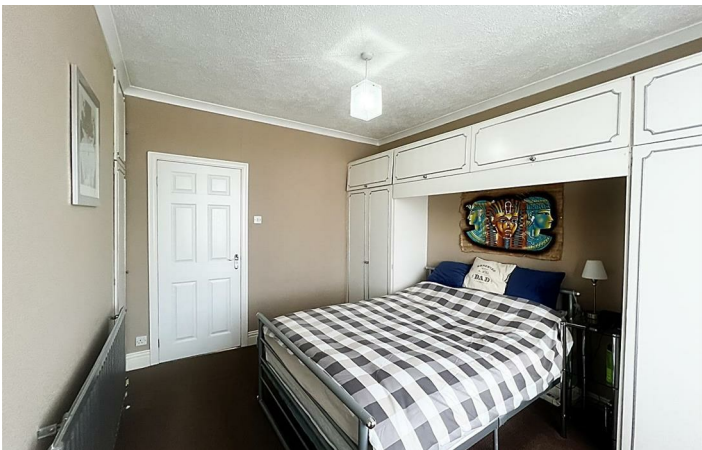
## External

## Broadband

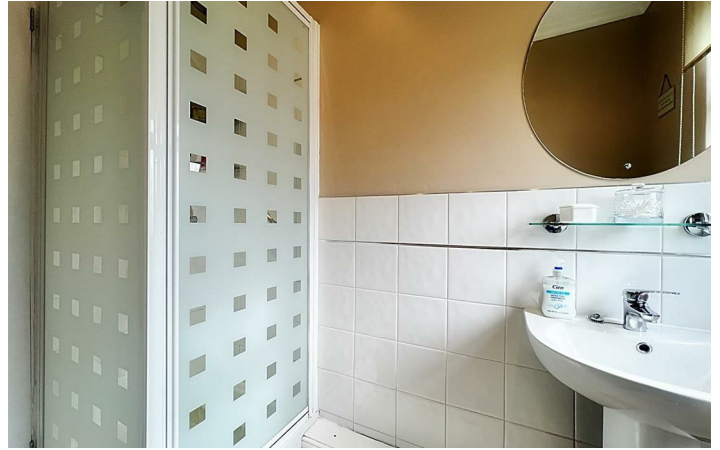


## Directions











# Floor Plan



First Floor

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		60	71
(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	