



## 17 Brockwell Gardens Fallow Park, Wallsend, NE28 9GH

\*\* PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 16:00 on 14.06.2024\*\*

\*\* GUIDE PRICE £300,000 - £310,000 \*\*

FALLOW PARK \*\* FOUR BEDROOM DETACHED HOUSE \*\* SUPERBLY PRESENTED THROUGHOUT \*\*

EN-SUITE TO MASTER \*\* FITTED WARDROBES TO THREE BEDROOMS \*\* UTILITY & DOWNSTAIRS WC

MODERN KITCHEN/DINER \*\* GARAGE WITH ELECTRONIC DOOR & OFF STREET PARKING \*\*

GOOD SIZE REAR GARDEN \*\* FREEHOLD \*\* COUNCIL TAX BAND D \*\* ENERGY RATING B \*\*

**Price Guide £300,000**

# 17 Brockwell Gardens

Fallow Park, Wallsend, NE28 9GH



- Four Bedroom Detached House
- En-Suite To Master Bedroom
- Utility & Downstairs WC
- Superb Modern Kitchen/Diner
- Garage & Off Street Parking
- Beautifully Presented Throughout
- Freehold
- Council Tax Band D
- Energy Rating B

## Entrance

## Lounge

15'7" x 11'0" (4.77 x 3.37)

## Kitchen/Diner

18'3" x 10'2" (5.57 x 3.12)

## Utility Room

7'0" x 5'2" (2.15 x 1.60)

## WC

5'2" x 2'11" (1.59 x 0.89)

## Landing

## Bedroom 1

12'3" to robe x 13'0" max (3.74 to robe x 3.98 max)

## En-Suite

6'0" x 4'11" (1.84 x 1.50)

## Bedroom 2

12'3" x 9'3" (3.74 x 2.84)

## Bedroom 3

9'7" x 9'2" (2.93 x 2.81)

## Bedroom 4

9'6" x 7'5" (2.91 x 2.27)

## Bathroom

6'9" x 6'2" (2.08 x 1.89)

## Garage

16'1" x 8'11" (4.92 x 2.72)

## External

## Broadband



## Directions



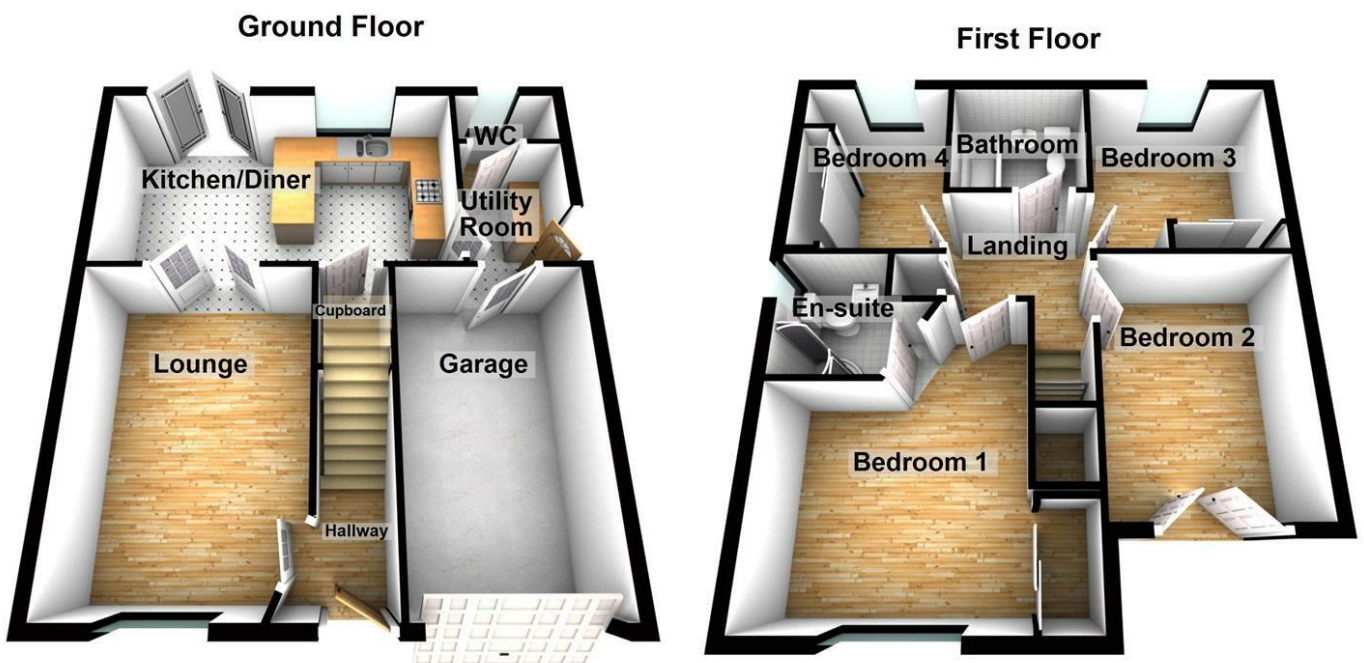








# Floor Plan



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			94
(81-91) B		83	
(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	