



## 8 The Acres , Wallsend, NE28 7RQ

- \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* LARGE REAR & SIDE GARDENS \*\* SPACIOUS LOUNGE
- \*\* SEPARATE DINING ROOM \*\* GARAGE & OFF STREET PARKING \*\* MODERN KITCHEN & BATHROOM
- \*\* IDEAL FAMILY HOME \*\* SOUGHT AFTER ESTATE \*\* EXCELLENT ROAD & TRANSPORT LINKS \*\*
- \*\*CLOSE TO AMENITIES & PARK \*\* CHAIN FREE \*\* 125 YEAR LEASE FROM 1ST JANUARY 2010 \*\*
- \*\* COUNCIL TAX BAND C \*\* EPC RATING B \*\*

Offers Over £235,000

# 8 The Acres

, Wallsend, NE28 7RQ



- Lovely Cul-de-sac position
- Substantial Gardens
- 125 Year Ground Lease From 1st January 2010
- Chain Free
- Driveway
- En Suite Facilities
- Council Tax Band C
- Garage
- Sought After Location
- Energy Rating B

## The Property Comprises

### Entrance Lobby

### Lounge

18'0" x 11'7" (5.49 x 3.54)

### Dining Room

10'5" x 8'7" (3.18 x 2.61)

### Kitchen

11'0" x 9'2" (3.36 x 2.79)

### Utility Room

### Cloakroom

### Bedroom 1

10'11" x 11'4" (3.34 x 3.46)

### EN-Suite

### Bedroom 2

13'4" x 8'9" (4.07 x 2.66)

### Bedroom 3

8'8" x 7'8" (2.63 x 2.34)

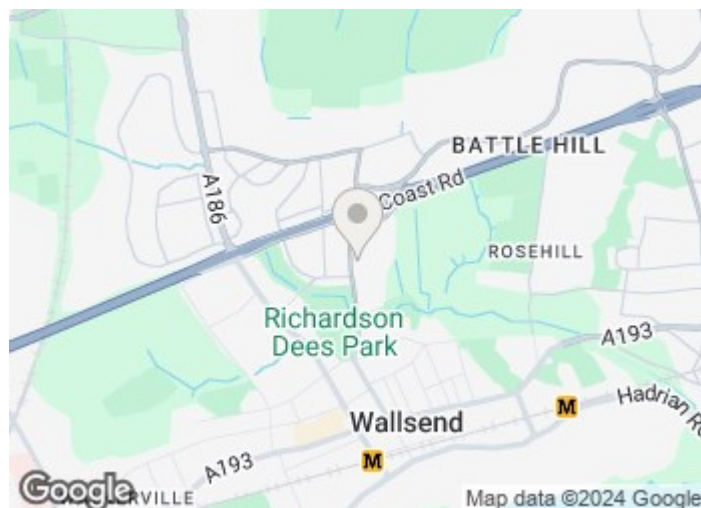
### Family Bathroom

### External

### LEASEHOLD

### Smart Solutions

### Broadband

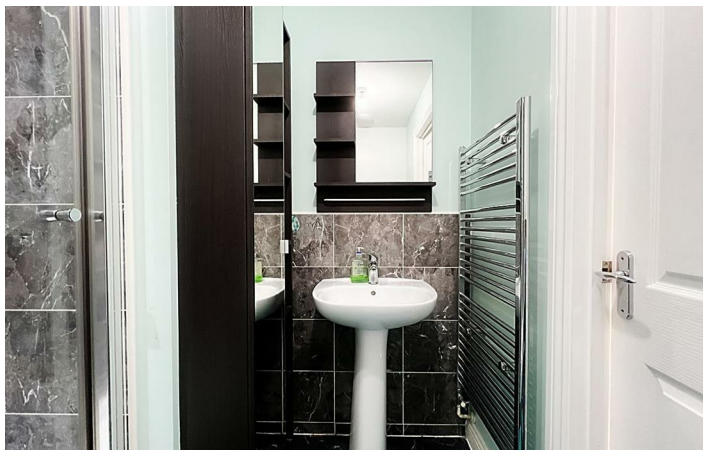
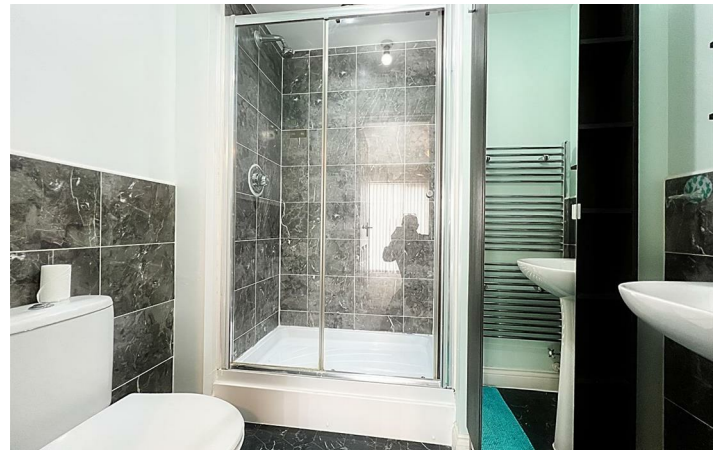


## Directions







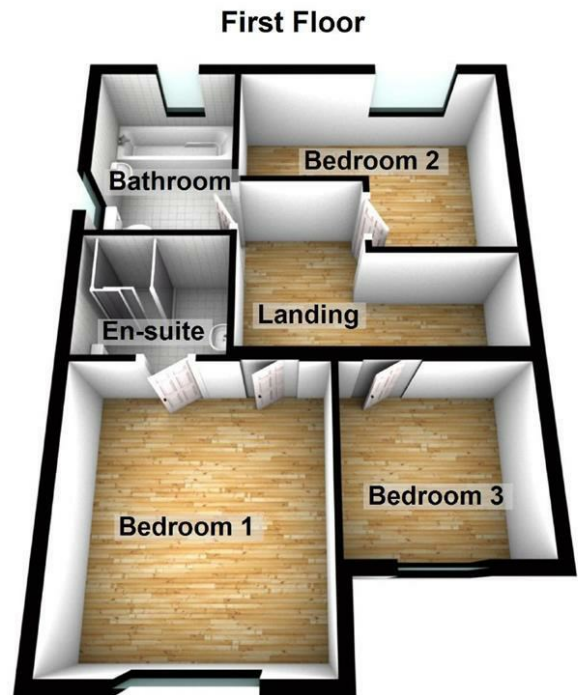








# Floor Plan



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	