

26 The Risings , Wallsend, NE28 9PB

- ** THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED **
- ** SPACIOUS LOUNGE ** DOWNSTAIRS W/C ** LOVELY REAR GARDEN **
- ** IDEAL FAMILY HOME ** GARAGE & OFF STREET PARKING FOR TWO VEHICLES **
- ** CLOSE TO SCHOOLS AND LOCAL AMENITIES ** EXCELLENT ROAD LINKS **
- ** 125 YEAR LEASE FROM 1ST AUGUST 2015 ** COUNCIL TAX BAND C ** EPC RATING B **

Offers Over £225,000

26 The Risings

, Wallsend, NE28 9PB



- Three Bedroom Semi Detached House
- Spacious Lounge
- Garage & Off Street Parking
- Ideal Family Home
- Lovely Low Maintenance Rear Garden
- Excellent Road & Transport Links
- 125 Year Lease From 1st August 2015
- Council Tax Band C
- EPC Rating B

Entrance

Hallway

Lounge

16'7" max x 14'11" (5.08 max x 4.55)

Kitchen

9'9" x 9'1" (2.99 x 2.79)

Cloakroom

5'10" x 3'0" (1.79 x 0.92)

Bedroom 1

11'10" x 9'8" (3.61 x 2.97)

En Suite

6'8" x 3'10" (2.04 x 1.18)

Bedroom 2

9'8" x 9'0" (2.95 x 2.75)

Bedroom 3

7'9" x 6'6" (2.37 x 2.00)

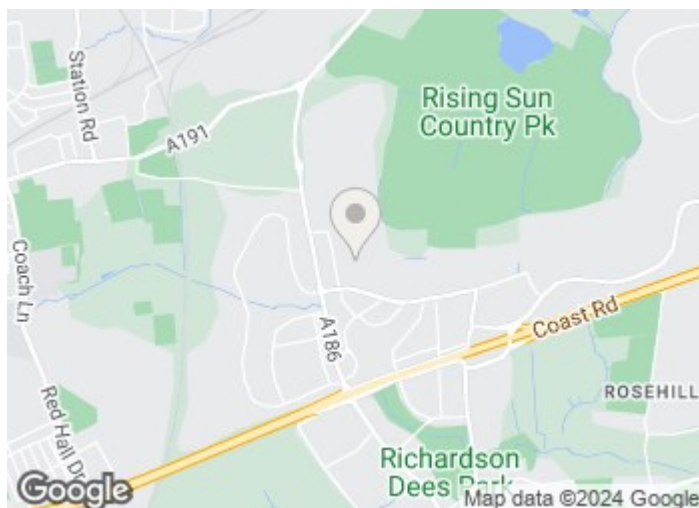
Bathroom

6'5" x 5'11" (1.98 x 1.81)

External

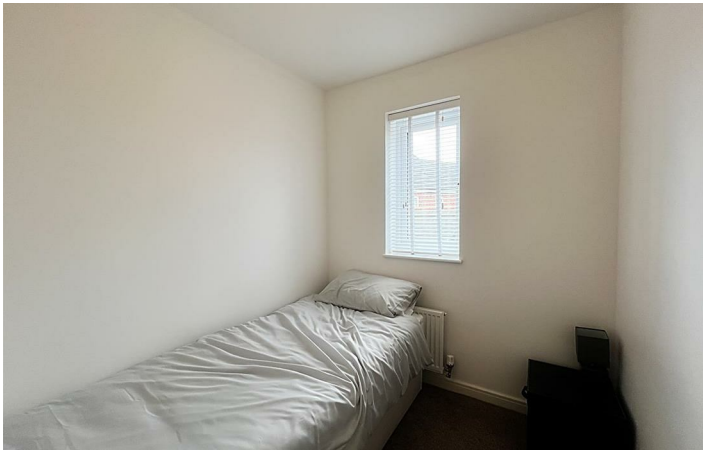
Garage

Broadband

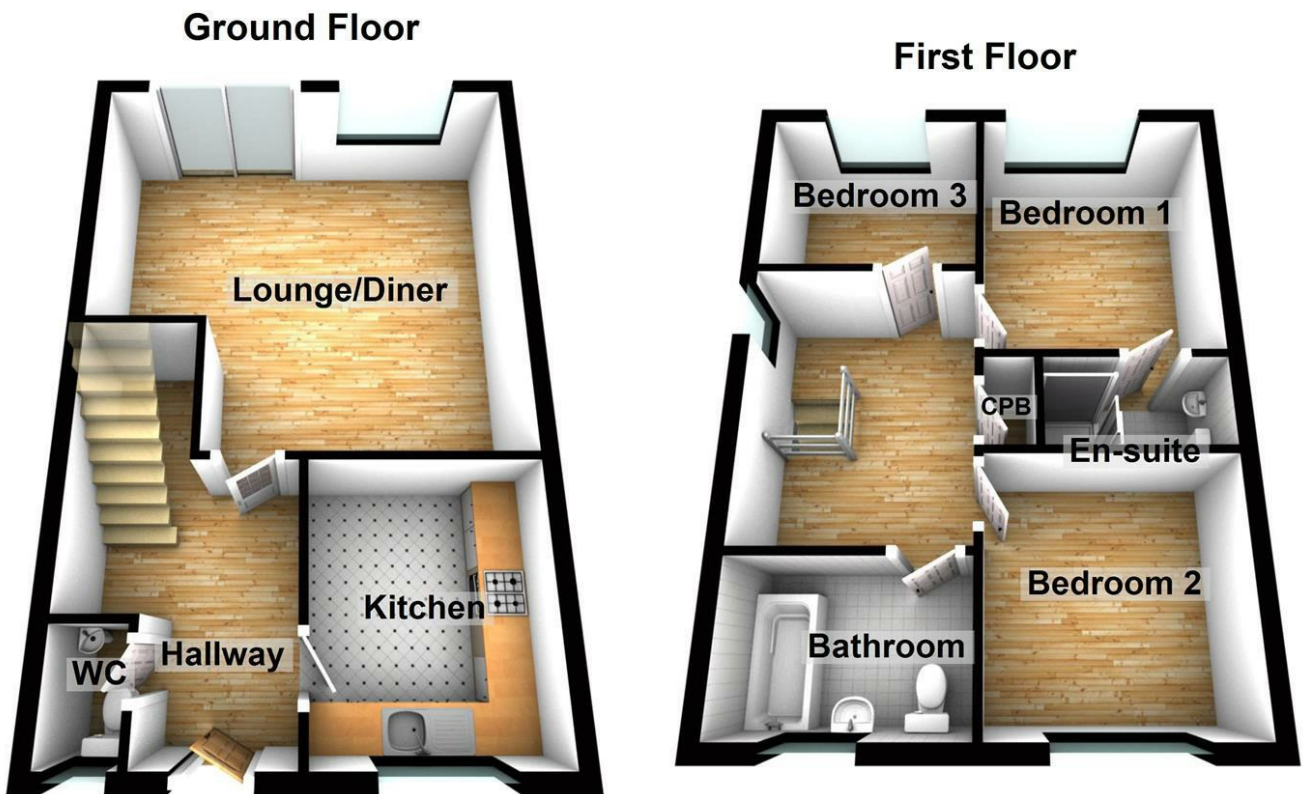


Directions





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 <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(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	