



## 21 Westfield Park , Wallsend, NE28 8LB

**\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\***

**\*\* STUNNING THREE BED DETACHED HOUSE \*\* OPEN PLAN KITCHEN AND SUNROOM \*\***

**\*\* BEAUTIFULLY PRESENTED \*\* PARKING FOR MULTIPLE VEHICLES \*\* SPACIOUS MASTER BEDROOM \*\***

**\*\* TWO RECEPTION ROOMS \*\* SEPARATE UTILITY AND DOWNSTAIRS W/C \*\***

**Offers Over £285,000**

# 21 Westfield Park

, Wallsend, NE28 8LB



- Westfield Park
- Detached House
- Three Bedrooms
- Stunning Open Plan Modern Kitchen & Sun Room
- Freehold
- Driveway For Up To 6 Cars
- Gardens Front & Rear
- Council Tax Band D
- EPC TBC

## THE PROPERTY COMPRISES

### ENTRANCE PORCH

### LOUNGE

13'1" x 10'5" (3.99 x 3.18)

### KITCHEN

9'1" x 11'0" (2.77 x 3.35)

### SUN ROOM

13'1" x 8'11" (4.00 x 2.74)

### UTILITY

9'7" x 8'1" max (2.92 x 2.46 max)

### CLOAKROOM

3'9" x 5'11" (1.14 x 1.80)

### RECEPTION ROOM

10'6" x 6'5" (3.20 x 1.96)

### STAIRS TO FIRST FLOOR

### BEDROOM 1

20'11" x 10'0" max (6.40 x 3.06 max)

### BEDROOM 2

12'7" x 8'7" (3.84 x 2.62)

### BEDROOM 3

8'1" x 8'8" (2.46 x 2.64)

### BATHROOM

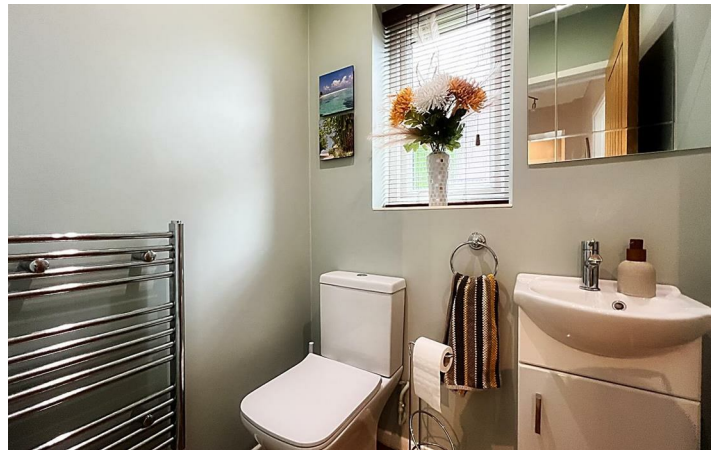
5'6" x 6'5" (1.68 x 1.96)

### GARDEN

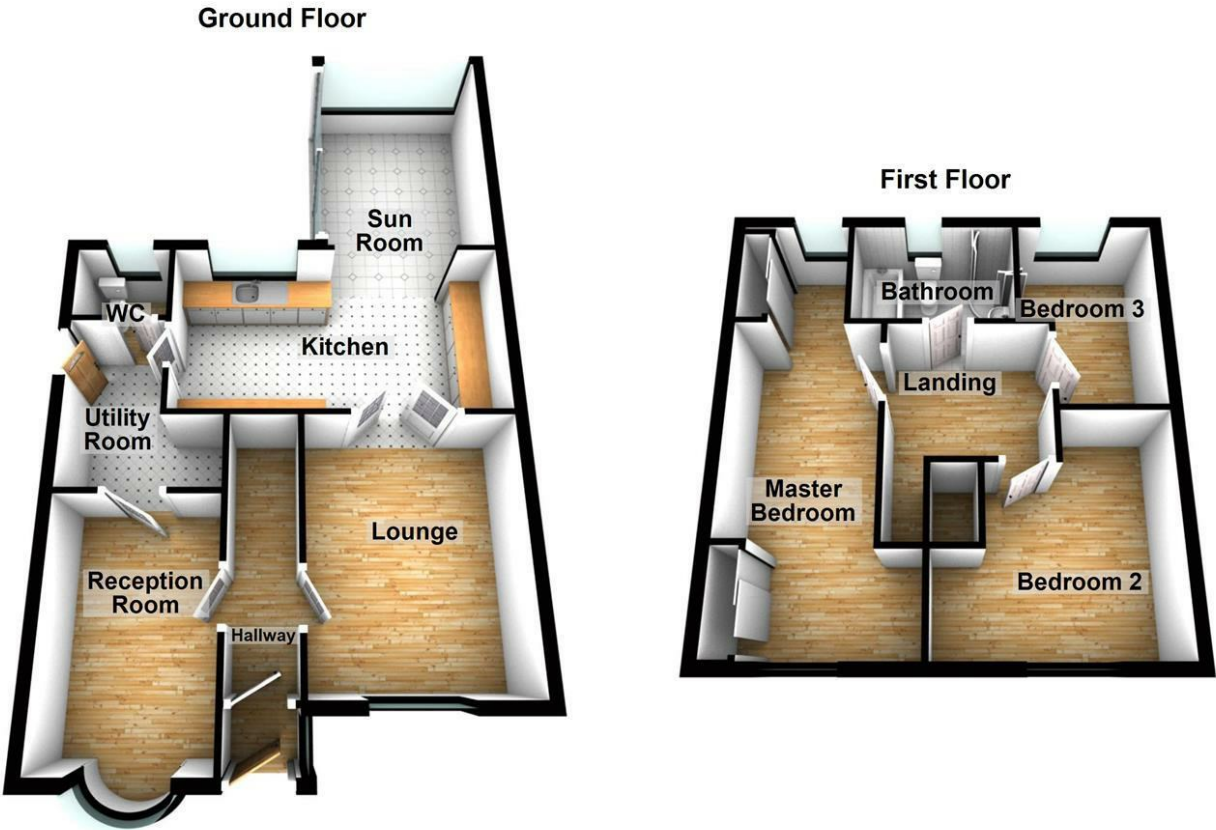
### Broadband



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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