



## 49 Welwyn Close Redesdale Park, Wallsend, NE28 8TE

\*\* TWO BEDROOM SEMI DETACHED BUNGALOW \*\* GREAT LOCATION \*\* FREEHOLD \*\*

\*\* WESTERLY REAR GARDEN - NOT OVERLOOKED \*\* CLOSE TO AMENITIES \*\*

\*\* ATTACHED GARAGE \*\* LENGTHY DRIVEWAY \*\* CONSERVATORY \*\* EXCELLENT ROAD LINKS \*\*

\*\* COUNCIL TAX BAND B \*\* EPC RATING D \*\*

Offers Around £180,000

# 49 Welwyn Close

Redesdale Park, Wallsend, NE28 8TE



- Two Bedroom Semi Detached Bungalow
- Westerly Rear Garden
- Sought After Estate
- \*\* Freehold \*\*
- Excellent Road Links
- Council Tax Band B
- Garage & Driveway
- Conservatory
- Energy Rating D

## Entrance Hallway

UPVc door at side of property.

## Living Room

16'11" x 10'4" (5.17 x 3.17)

Double glazed bow window, radiator.

## Kitchen

8'7" x 6'11" (2.62 x 2.13)

Double glazed window. Fitted with floor and wall units, counters and sink. Hob, extractor hood and oven.

## Shower Room

5'6" x 6'11" (1.68 x 2.13)

Double glazed window, modern cladding, toilet, wash hand basin, cubicle shower, ladder radiator.

## Bedroom 1

11'10" max x 10'3" (3.62 max x 3.13)

Double glazed window, radiator.

## Occasional Bedroom 2/Media Room

8'7" x 7'2" (2.63 x 2.19)

Used as an occasional second bedroom, double glazed French doors to the conservatory.

## Conservatory

9'8" x 9'6" (2.97 x 2.91)

Double glazed and with access to the rear garden and the garage.

## Gardens

There are gardens, front and rear. The rear has a westerly aspect and is not overlooked.

## Garage & Drive

17'6" x 8'3" (5.34 x 2.52)

There is an attached garage, with a lengthy driveway on its approach.

## Broadband

Ultrafast

1800Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

Web & social

Flawless video calls

4K streaming

Online gaming







# 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	