



## 19 The Meadows , Wallsend, NE28 7QA

\*\* 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 \*\*

\*\* FOUR BEDROOM DETACHED HOUSE \*\* SPACIOUS KITCHEN DINER \*\* LOVELY REAR GARDEN \*\*

\*\* GARAGE & OFF STREET PARKING FOR TWO VEHICLES \*\* MASTER BEDROOM WITH EN - SUITE \*\*

\*\*DOWNSTAIRS W/C \*\* POPULAR ESTATE \*\* CLOSE TO AMENITIES & TRANSPORT LINKS \*\*

Offers Around £280,000



- Four Bedroom Detached House
- Attached Garage & Drive
- 125 Year Lease From 1st January 2014
- Lovely Family Home
- Fantastic Kitchen
- Council Tax Band D
- Good Sized Rear Garden
- Cul-de-Sac Location
- EPC Rating B

### The Property Comprises

#### Entrance Hallway

An attractive Hallway with tiled flooring, radiator and a storage cupboard.

#### Cloakroom

6'6" x 3'2" (1.97 x 0.97)

Double glazed window, radiator, tiled flooring, and fitted with a two piece suite.

#### Kitchen & Breakfast Room

11'8" x 19'11" (3.56 x 6.06)

A fantastic room - with a comprehensively fitted kitchen to one side and a good sized dining area to the other. French doors lead to the rear garden and there is an additional full length window for maximum light. The kitchen has integrate appliances: gas hob, extractor hood, electric oven, fridge, freezer, dishwasher and washing machine. There is tiled flooring and recessed spotlights.

#### Living Room

14'4" x 12'3" (4.36 x 3.73)

Double glazed square bay window, and radiator.

#### Stairs to First Floor

Landing with double glazed window,

storage cupboard and loft access, leading to...

#### Master Bedroom

10'0" x 11'0" (3.04 x 3.36)

Double glazed window, and radiator. Access to...

#### En-Suite Shower Room

5'8" x 6'1" (1.73 x 1.85)

Heated towel rail, part tiled walls and tiled flooring. Fitted with a white suite and a larger sized shower cubicle.

#### Bedroom 2

9'3" x 10'8" (2.81 x 3.25)

Double glazed window, and radiator.

#### Bedroom 3

6'8" x 9'0" (2.03 x 2.75)

Double glazed window, and radiator.

#### Bedroom 4

6'6" x 9'0" (1.97 x 2.75)

Double glazed window, and radiator.

#### Family Bathroom

6'3" x 6'4" (1.90 x 1.92)

Heated towel rail, part tiled walls and tiled flooring. Fitted with a white suite.

#### Gardens

There is a good sized garden to the rear, fenced and laid mainly to lawn.

There is side access, a paved patio

area and rear access into the garage.

#### Garage & Drive

There is an attached garage with driveway parking on its approach.

#### Leasehold Information

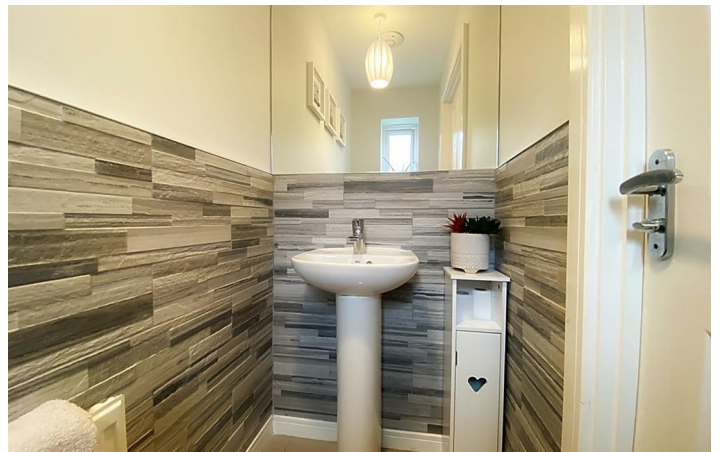
The property is leasehold; 125 years from 1.1.2014. There is an annual ground rent payable which is £254.26. Ground rent reviews are every 5 years to RPI.

#### Restrictions;

Cannot park boat or caravan on drive, cannot erect a perimeter fence at front, no satellite dish at front of house.

#### Broadband

<https://www.openreach.com/fibre-checker/my-products>

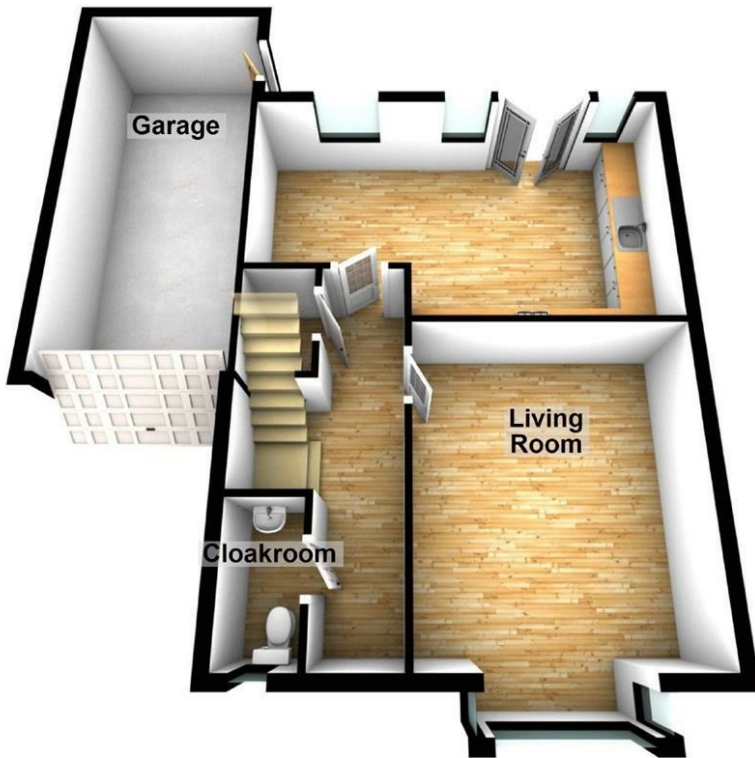






# Floor Plan

Ground Floor



First Floor



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			
England & Wales		EU Directive 2002/91/EC	