



3 Sandhoe Walk

Dilston Grange, Wallsend, NE28 6JL

** 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 ** EN-SUITE TO MASTER BEDROOM ** DOWNSTAIRS WC **

SPACIOUS KITCHEN/DINING ROOM ** UTILITY ROOM ** ARRANGED OVER THREE FLOORS **

PARKING FOR TWO VEHICLES & GARAGE ** WESTERLEY ASPECT REAR GARDEN ** CHAIN FREE **

FANTASTIC FAMILY HOME ** COUNCIL TAX BAND C ** FREEHOLD ** ENERGY RATING C **

Price £260,000



- Four Bedroom Detached House
- Westerly Aspect Garden To Rear
- Freehold
- En-Suite To Master Bedroom
- Garage & Parking For 2-3 Vehicles
- Council Tax Band C
- Downstairs WC - Utility Room
- Chain Free
- Energy Rating C

Hallway

Double glazed window, stairs to the first floor landing with cupboard under, wood effect flooring, radiator.

Cloaks/WC

5'6" x 2'11" (1.68 x 0.91)

Toilet, wash hand basin, tiling to walls and floor, radiator.

Lounge

13'3" x 13'0" (4.05 x 3.98)

Double glazed bay window, coving to ceiling, wood effect flooring, radiator.

Kitchen/Diner

18'0" x 9'9" (5.50 x 2.99)

Double glazed window, wall and floor units with counters over, sink, integrated oven & hob, extractor hood, coving to ceiling, cupboards, radiator, ceiling spot lights, wood effect flooring, double glazed sliding door to rear garden, door leading to...

Utility Room

5'7" x 5'3" (1.71 x 1.62)

Double glazed external door, floor unit with counter over, sink, wood effect flooring.

First Floor Landing

Stairs leading to the second floor.

Bedroom 1

12'10" max x 11'2" (3.93 max x 3.41)

Double glazed window, fitted sliding door wardrobes, coving to ceiling, radiator, wood effect flooring.

En-Suite

6'8" x 4'7" (2.05 x 1.42)

Double glazed window, toilet, wash hand basin, shower cubicle, radiator, coving to ceiling, tiling to walls and floor.

Bedroom 2

9'10" x 9'8" (3.02 x 2.95)

Double glazed window, coving to ceiling, radiator.

Bedroom 3

9'11" x 7'11" (3.03 x 2.42)

Double glazed window, coving to ceiling, radiator.

Bathroom

7'4" x 6'5" (2.25 x 1.98)

Double glazed window, toilet, wash hand basin, P shaped bath with shower taps, coving to ceiling, radiator, tiling to walls and floor.

Second Floor

Bedroom 4

18'0" x 13'9" max (5.51 x 4.20 max)

An L shaped attic room with two skylights, cupboards for storage.

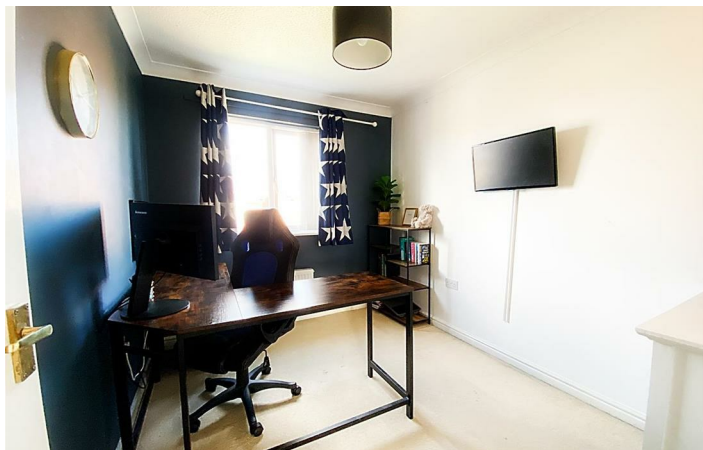
External

Externally there is a low maintenance garden to the front together with ample space for off street parking and a single garage. The rear garden is laid to lawn, has a paved patio area and a westerly aspect.

Broadband

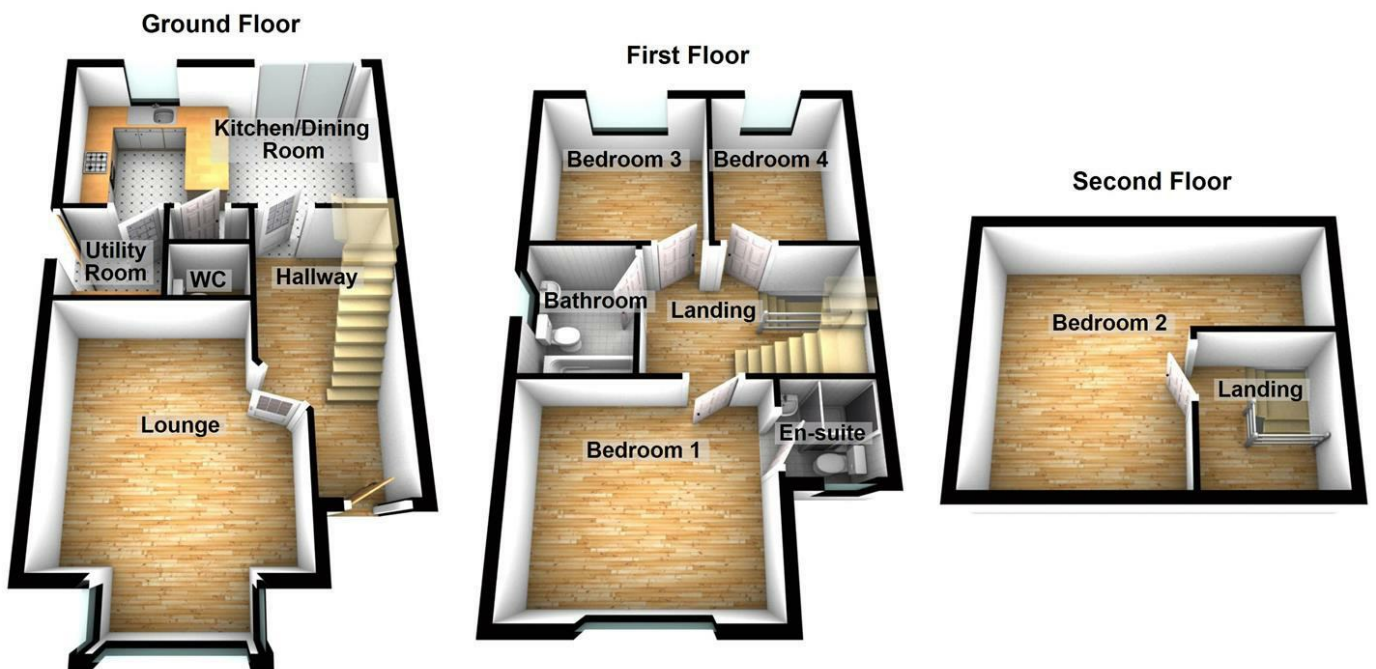
<https://www.openreach.com/fibre-checker/my-products>







Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		76	
(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	