



## 34 Horsley View

Dilston Grange, Wallsend, NE28 6JN

\*\* 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 \*\*

\*\* THREE BEDROOM DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*

EN-SUITE TO MASTER BEDROOM \*\* DOWNSTAIRS WC \*\* MODERN KITCHEN/DINING ROOM \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES & ELECTRIC VEHICLE CHARGING POINT \*\*

Price £245,000



- Three Bedroom Detached House
- Off Street Parking For Two Vehicles
- Freehold
- En-Suite To Master Bedroom
- Lovely Landscaped Garden To Rear
- Council Tax Band B
- Utility Room & Downstairs WC
- Beautifully Presented Throughout
- Energy Rating C

### Entrance Lobby

Double glazed composite entrance door, radiator, inner door leading into the lounge.

### Lounge

17'10" into bay x 10'9" (5.46 into bay x 3.30)

Double glazed bay window, radiator.

### Rear Hallway

Stairs to the first floor landing, radiator.

### WC

4'3" x 2'10" (1.32 x 0.87)

WC, wash hand basin, part tiled walls, ladder style radiator.

### Kitchen/Dining Room

19'4" x 11'5" max (5.91 x 3.49 max)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob, sink unit, integrated fridge.

Double glazed window, wood effect flooring, radiator and double glazed French doors leading out to the rear garden.

### Utility Room

8'11" x 7'10" (2.72 x 2.41)

Fitted with wall and base units with work surfaces over, wall mounted electric heater, laminate flooring. (formerly part of the garage )

### Landing

Double glazed window, cupboard.

### Bedroom 1

13'5" to robe x 9'8" (4.10 to robe x 2.97)

Double glazed window, fitted wardrobes and drawers, radiator.

### En-Suite

6'5" x 3'9" (1.96 x 1.15)

Shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tiling to walls, ladder style radiator.

### Bedroom 2

11'1" x 9'1" (3.39 x 2.78)

Double glazed window, radiator.

### Bedroom 3

10'0" x 7'10" (3.07 x 2.40)

Double glazed window, radiator.

### Family Bathroom

9'8" x 5'2" min (2.95 x 1.58 min)

Comprising; bath, WC with hidden cistern, wash hand basin with built-under storage. Double glazed window, tiling to walls and floor, panelling and spotlights to ceiling, ladder style radiator.

### External

Externally there is block paving to

the front providing ample space for off street parking and access to the storage area. There is a lovely landscaped garden to the rear which has lawn and paved patio areas, there is also a shed to the side for storage.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: EE>Limited Three> Limited 02>Likley Vodafone>Limited

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Low risk.

Rivers and the sea: Very low risk.







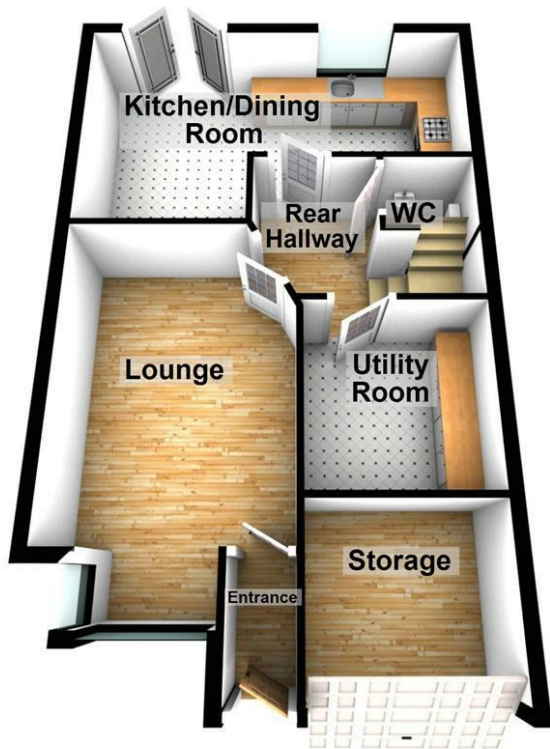






# Floor Plan

## 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                                 |  |                         | 89        |
| (81-91) B                                   |  | 78                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |