

## 101 Kings Road North Kings Estate, Wallsend, NE28 9JQ

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* THREE BEDROOM SEMI - DETACHED HOUSE \*\* POPULAR LOCATION \*\* CONVERTED GARAGE \*\*

\*\* OPEN PLAN LOUNGE, DINING ROOM AND CONSERVATORY \*\* OFF STREET PARKING \*\*

\*\* NEWLEY FITTED BATHROOM \*\* EXCELLENT TRANSPORT AND ROAD LINKS \*\* COUNCIL TAX BAND B

\*\* EPC RATING D \*\* FREEHOLD \*\* SOME UPDATING REQUIRED \*\*

**Asking Price £170,000**



- Three Bedroom Semi-Detached House
- Newley Refurbished Bathroom
- Freehold
- Open Plan Lounge/Dining Room
- Converted Garage
- Energy Rating D
- Conservatory
- Off Street Parking
- Council Tax Band B

#### Entrance

Double glazed door opening into lounge.

#### Lounge

14'0" x 9'7" (4.27 x 2.91)

Double glazed bay window, radiator, open plan.

#### Dining Room

10'8" x 9'7" (3.26 x 2.91)

The lounge, dining room and conservatory are open plan.

#### Conservatory

7'9" x 9'10" (2.35 x 2.99)

Double Glazed windows, radiator.

#### Kitchen

14'0" x 13'3" (4.26 x 4.05)

Double glazed windows and door with access to rear garden. Fitted with floor and wall units with counter tops, sink, range style cooker.

#### Playroom (Formerly The Garage)

6'3" x 9'6" (1.90 x 2.90)

Double glazed window. This room was formerly the garage.

#### Bedroom One

11'2" x 9'11" (3.41 x 3.02)

Double glazed window, radiator.

#### Bedroom Two

11'2" x 9'3" (3.41 x 2.83)

Double glazed window, radiator.

#### Bedroom Three

7'1" x 6'9" (2.15 x 2.07)

Double glazed window, radiator. Currently used as office.

#### Bathroom

10'0" x 6'10" (3.07 x 2.10)

Double glazed window, radiator, Newley fitted bathroom with WC, hand wash basin, bath with overhead shower.

#### External

There is a garden and a driveway to the front of the property and garden to the rear.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Indoor EE>Likely Three> Likely

02>None Vodafone>Limited

#### Flood Risks

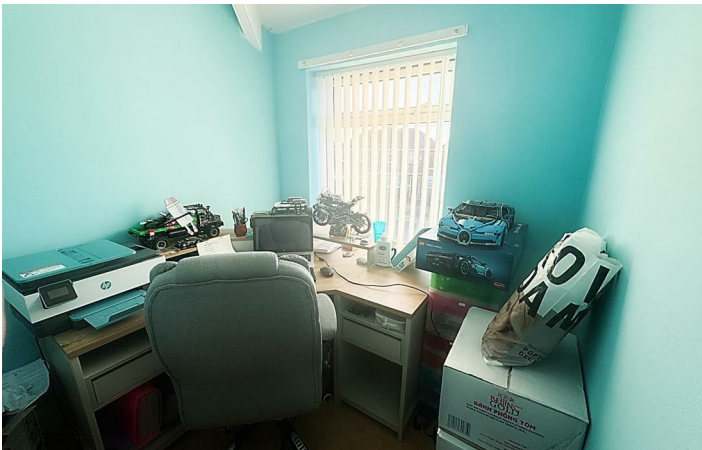
At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very Low

Surface water: Very Low

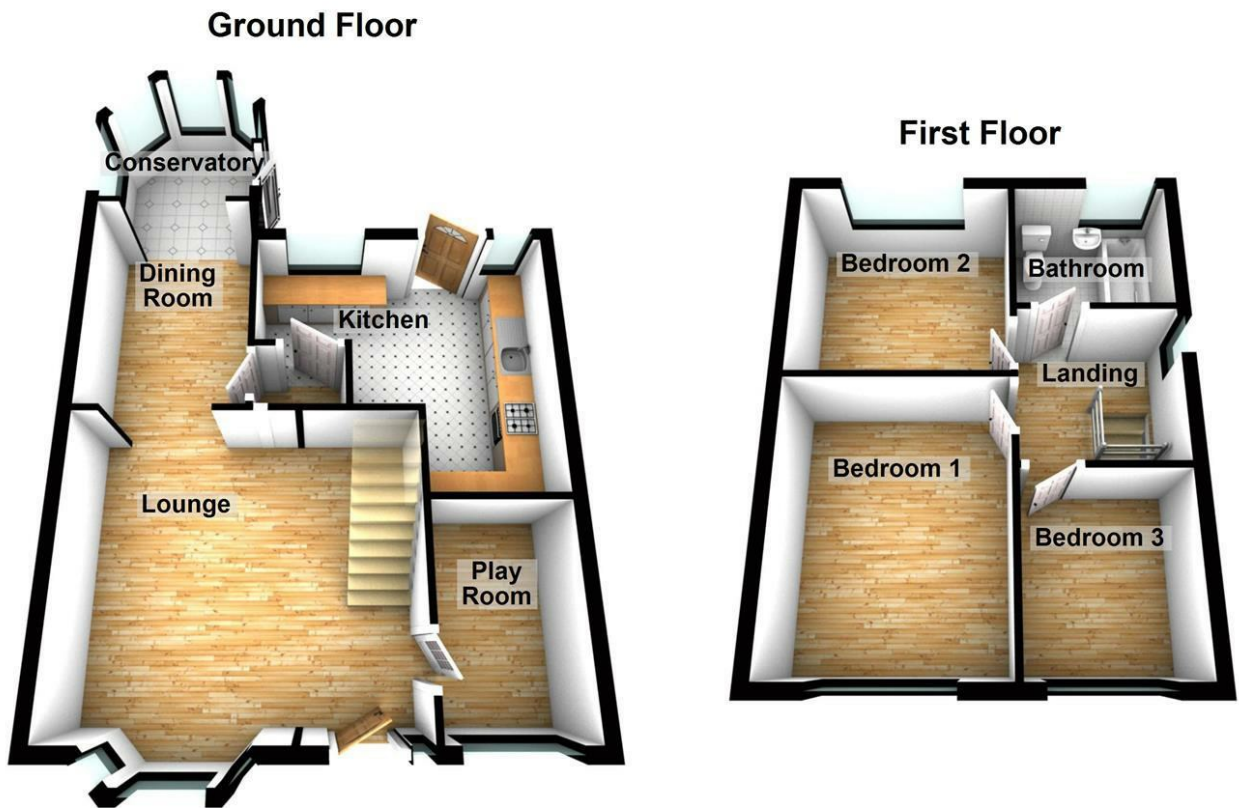








Floor Plan



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		82
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC