



47 Queens Crescent , Wallsend, NE28 8DW

**** 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 SEMI DETACHED HOUSE ** OFF STREET PARKING FOR TWO VEHICLES ****

**** TWO RECEPTIONS ROOMS ** WESTERLEY ASPECT REAR GARDEN ** DOWNSTAIRS WC ****

**** POPULAR LOCATION ** UPDATING REQUIRED ** CHAIN FREE ** FREEHOLD ****

**** COUNCIL TAX BAND B ** ENERGY RATING D ****

Offers Over £150,000



• Three Bedroom Semi Detached House

- West Facing Rear Garden
- Council Tax Band B

Entrance Porch

Double glazed entrance door, double glazed windows, radiator.

Lounge

14'11" x 12'2" (4.56 x 3.73)

Fireplace with gas fire, radiator and double glazed patio doors leading to the conservatory.

Dining Room

13'1" x 11'11" (4.00 x 3.64)

Double glazed window, radiator.

Conservatory

12'5" x 10'0" (3.79 x 3.06)

Double glazed windows and double glazed French doors leading to the rear garden.

Kitchen

12'4" x 8'2" (3.77 x 2.51)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, radiator, external doors to the front and rear.

WC

WC and wash hand basin.

Landing

Double glazed window, storage cupboard and access to the loft which is boarded for storage and has pull down ladders.

• Two Reception Rooms

• Off Street Parking

• Freehold

Bedroom 1

13'3" into robe x 11'10" (4.04 into robe x 3.62)

Double glazed windows, sliding door wardrobes, radiator.

Bedroom 2

12'6" x 8'10" (3.82 x 2.71)

Double glazed window, radiator.

Bedroom 3

9'2" x 7'9" (2.80 x 2.38)

Double glazed window, shower, radiator.

Bathroom

9'7" x 9'1" (2.93 x 2.78)

Comprising; shower, WC and wash hand basin. Double glazed windows, part tiled walls, heated towel rail.

External

Externally there is a garden to the front and space for off street parking for two vehicles. To the rear there is a good size garden which is west facing.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

• Conservatory

• Chain Free

• Energy Rating D

Mobile: EE>Likely Three> Likely 02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

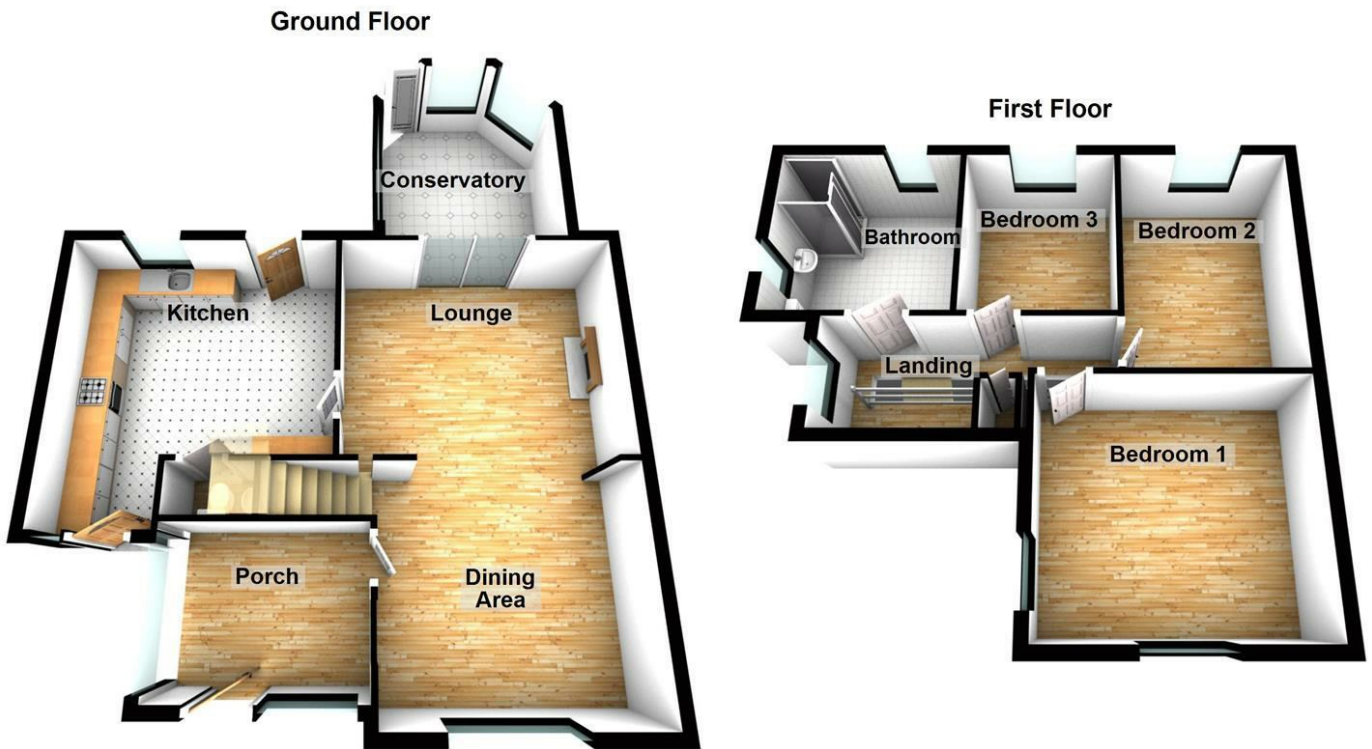
Rivers and the sea:

Surface water:





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		
(81-91) B		
(69-80) C		
(55-68) D	56	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	