



## 20 Brampton Gardens Howdon, Wallsend, NE28 0HD

**\*\* 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 \*\* BATHROOM WITH FOUR PIECE SUITE \*\***

**\*\* DOWNSTAIRS WC \*\* SPACIOUS CONSERVATORY \*\* SOUTH FACING REAR GARDEN \*\***

**\*\* EXTENDED KITCHEN \*\* OFF STREET PARKING \*\* CLOSE TO SCHOOLS & LOCAL AMENITIES \*\***

**\*\* CHAIN FREE \*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING D \*\***

**Price £165,000**



- Three Bedroom Semi Detached House
- Downstairs WC
- Council Tax Band A
- Spacious Conservatory
- Off Street Parking
- Freehold
- South Facing Rear Gardens
- Chain Free
- Energy Rating D

#### Hallway

Entrance door, stairs to the first floor out to the rear garden. landing, radiator.

#### WC

5'5" x 2'9" (1.67 x 0.84)

WC and wash hand basin with built-under storage, tiling to walls.

#### Lounge

13'9" x 12'5" (4.20 x 3.80)

Double glazed window, fireplace, radiator, open plan to dining area.

#### Dining Area

9'1" x 8'2" (2.78 x 2.50)

Double glazed sliding doors leading into the conservatory, radiator.

#### Conservatory

12'7" x 10'5" (3.84 x 3.19)

Double glazed windows, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

#### Kitchen

11'8" x 9'1" + 8'7" x 8'5" (3.58 x 2.79 + 2.64 x 2.57)

Fitted with a range of wall and base units with work surfaces over, round bowl sink and single drainer sink unit, integrated oven and hob, integrated fridge and dishwasher. Double glazed window, tiling to floor,

double glazed French doors leading street parking. The rear garden is south facing and has a terraced patio are and lawn.

#### Landing

Double glazed window, access to the loft.

#### Bedroom 1

12'5" x 11'3" into robe (3.79 x 3.45 into robe)

Double glazed window, sliding door wardrobes, cupboard with hanging rail, radiator.

#### Bedroom 2

12'5" into robe x 9'3" (3.81 into robe x 2.84)

Double glazed window, fitted wardrobes, radiator.

#### Bedroom 3

8'8" x 7'8" (2.65 x 2.34)

Double glazed window, fitted wardrobes, radiator.

#### Bathroom

8'0" x 6'11" (2.45 x 2.12)

Comprising: bath, shower cubicle, WC and wash hand basin. Double glazed windows, tiling to walls, ladder style radiator.

#### External

Externally the front has decorative paving and there is space for off

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available  
Speeds: Download: 100 Mbps  
Upload: 2200 Mbps

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

#### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

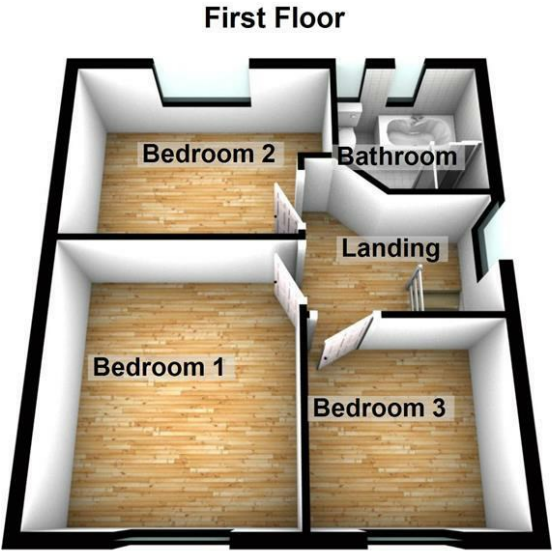
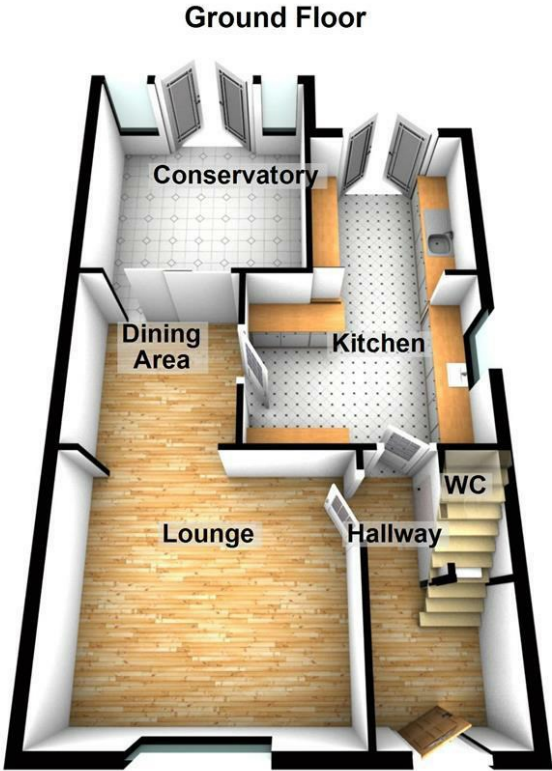
Rivers and the sea: Very low.

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		
(81-91) B		82
(69-80) C	65	
(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	