



## 16 St Aidans Road , Wallsend, NE28 8QG

**\*\* 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 \*\* UTILITY/ STORAGE AREA & DOWNSTAIRS WC \*\*  
\*\* OPEN PLAN KITCHEN & DINING AREA \*\* SPACIOUS SUN ROOM TO REAR \*\* FREEHOLD \*\*  
\*\* LOW MAINTENANCE REAR GARDEN \*\* OFF STREET PARKING \*\* HIGHLY SOUGHT AFTER AREA \*\*  
\*\* EXCELLENT ROAD LINKS \*\* \*\* CLOSE TO GOOD SCHOOLS & LOCAL AMENITIES \*\*  
\*\* COUNCIL TAX BAND C \*\* EPC RATING D \*\***

**Offers Over £260,000**

# 16 St Aidans Road

, Wallsend, NE28 8QG



- Three Bedroom Semi Detached House
- Off Street Parking
- Freehold
- Utility & Downstairs WC
- Open Plan Kitchen/Dining Area
- Council Tax Band C
- Spacious Sun Room To Rear
- Sought After Area
- EPC Rating D

## Hallway

## Utility

## WC

## Lounge

13'1" x 11'10" (4.00 x 3.63)

## Sunroom

12'2" x 11'4" (3.71 x 3.47)

## Kitchen Area

14'7" x 8'8" (4.45 x 2.65)

## Dining Area

12'6" x 12'3" (3.83 x 3.75)

## Landing

## Bedroom 1

11'10" x 11'7" (3.63 x 3.55)

## Bedroom 2

12'6" x 11'6" (3.83 x 3.53)

## Bedroom 3

8'5" x 7'7" (2.57 x 2.32)

## Bathroom

## External

## Broadband and Mobile

## Flood Risks



## Directions





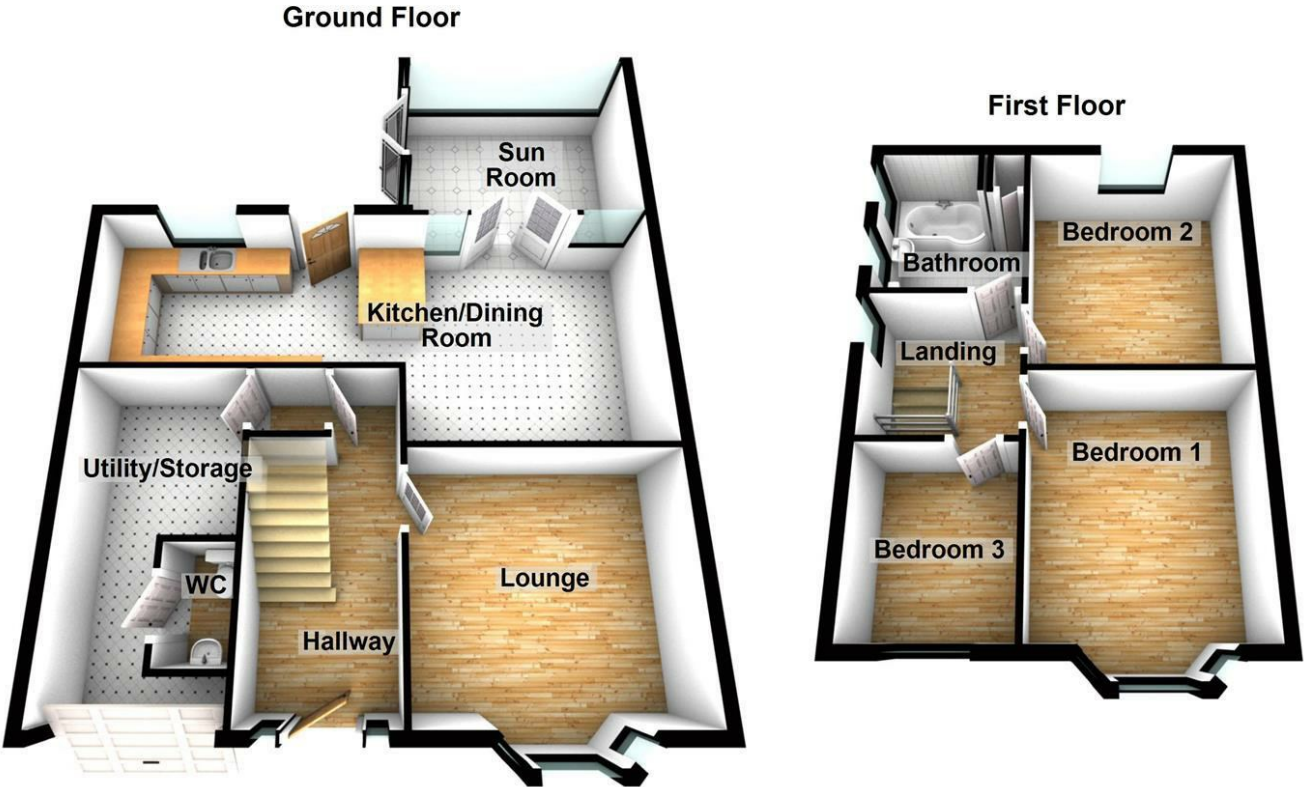








Floor Plan



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
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC