



26 Radnor Gardens Howdon, Wallsend, NE28 0BY

**** 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 ** SOUTH FACING GARDEN TO REAR ****

**** AMPLE SPACE FOR OFF-STREET PARKING ** OUTBUILDING FOR STORAGE ** CHAIN FREE ****

**** CLOSE TO SHOPS - BUS SERVICES - SCHOOLS AND METRO STATION ** EXCELLENT ROAD LINKS ****

Offers Over £130,000



- Three Bedroom Semi Detached House
- Close To Local Amenities
- Freehold
- South Facing Garden To Rear
- Chain Free
- Council Tax Band A
- Ample Off Street Parking
- Some Updating Required
- Energy Rating D

Hallway

Double glazed entrance door, stairs to the first floor landing, double glazed window, laminate flooring, radiator.

Lounge

13'9" x 12'5" (4.21 x 3.79)

Double glazed window, laminate flooring, radiator.

Dining Area

9'2" x 8'2" (2.80 x 2.50)

Double glazed window, laminate flooring, radiator.

Kitchen

11'6" x 8'0" (3.52 x 2.44)

Fitted with wall and base units with work surfaces over and sink unit. Double glazed window, storage cupboards.

Landing

Double glazed window, cupboard.

Bedroom 1

12'5" x 11'5" (3.80 x 3.50)

Double glazed window, cupboard, radiator.

Bedroom 2

12'7" x 9'3" (3.84 x 2.84)

Double glazed window, radiator.

Bedroom 3

8'7" x 7'9" (2.64 x 2.38)

Double glazed window, radiator.

Bathroom

8'1" x 4'7" (2.48 x 1.41)

Bath with shower over, wash hand basin, double glazed window, cupboard and radiator.

WC

4'10" x 2'6" (1.49 x 0.77)

Double glazed window, WC.

Outbuilding

8'11" x 8'11" (2.73 x 2.72)

Power points and lighting, access to the rear garden.

External

Externally there is a garden to the front which is laid to lawn with ample space for off-street parking. The rear garden is also laid to lawn and is south facing.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Likley Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

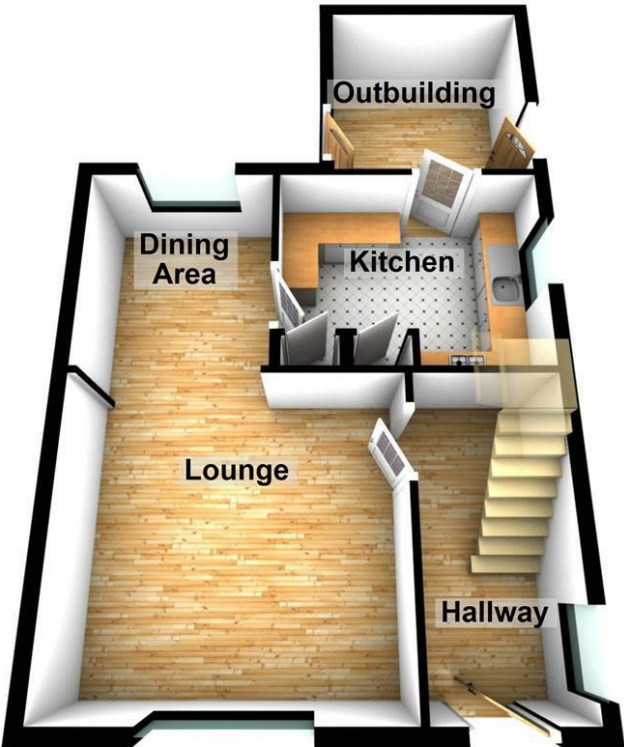
Likely 02>Likley Vodafone>Likely





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 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		83
(81-91) B		
(69-80) C	68	
(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