

57 Lisle Grove

Howdon, Wallsend, NE28 0LS

** 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 ** READY TO MOVE INTO ** GOOD SIZE REAR GARDEN**

** KITCHEN AND BATHROOM RECENTLY REFURBISHED ** GREAT FIRST TIME BUY **

** OFF STREET PARKING ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** FREEHOLD **

** BUILDERS PART EXCHANGE ** ENERGY RATING D ** COUNCIL TAX BAND A **

Offers Over £163,950



- Three Bedroom Semi Detached House
- Off Street Parking

- Council Tax Band A

Composite door into hallway.

Hallway

Radiator, laminate flooring, stairs to first floor and access to lounge and kitchen.

Lounge

13'1" x 11'7" (4.01 x 3.55)

Patio doors to rear garden, radiator, open plan lounge/diner.

Dining Room

9'10" x 9'9" (3.02 x 2.99)

Double glazed window, radiator

Kitchen

15'8" max x 6'10" (4.78 max x 2.09)

Double glazed window, door to side, ladder style radiator, range of floor and wall units, Belfast style sink, built in induction hob, oven and extractor hood. Utility area which is plumbed for washer and dryer.

Landing

Access to bedrooms and bathroom

Bedroom 1

11'8" x 9'2" to wardrobe (3.57 x 2.80 to wardrobe)

Double glazed window, radiator and laminate flooring.

- Great First Time Buy

- Good Size Rear Garden

- Energy Rating D

Bedroom 2

10'0" x 10'11" (3.06 x 3.35)

Double glazed window, radiator, fitted wardrobes and cupboard, laminate flooring.

Bedroom 3

7'7" x 6'9" (2.33 x 2.08)

Double glazed window, radiator.

Bathroom

7'8" x 5'5" (2.35 x 1.66)

Two double glazed windows, ladder style radiator, WC with hidden cistern, wash hand basin in vanity unit, bath with overhead shower.

External

To the rear there is a good size garden and to the front there is off street parking.

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>Likely Three>

Likely 02>Likley Vodafone>Likely

Outdoor EE>Likely Three> Likely

02>Likley Vodafone>Likely

Flood Risks

At the time of marketing this

- Ready to Move Into

- Close to local Amenities and Transport Links

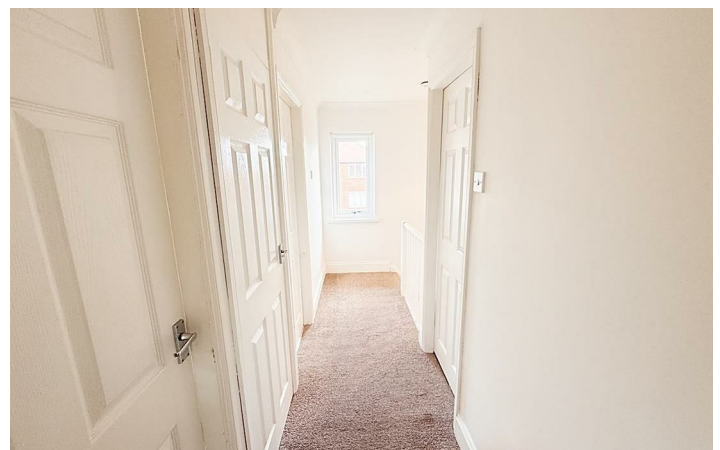
- Freehold information is correct.

Yearly chance of flooding:

Rivers and the sea: Very Low

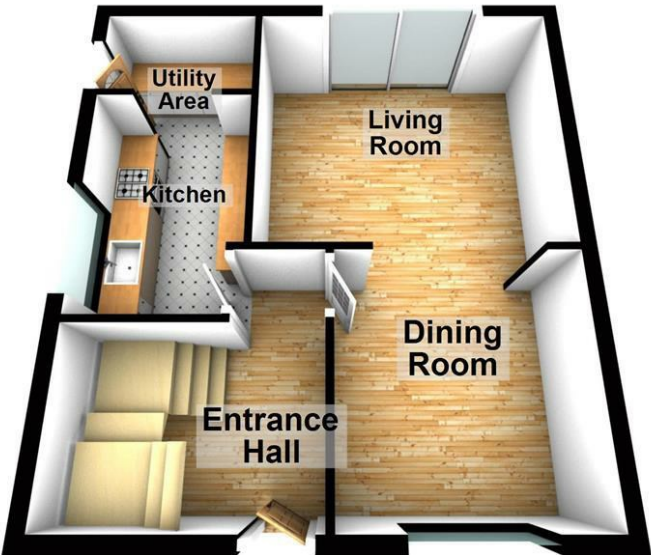
Surface water: Very Low





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		86
(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