

## 22 Brockwell Gardens

Fallow Park, Wallsend, NE28 9GH

\*\* 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 \*\* BUILDERS PART EXCHANGE SCHEME \*\*

\*\* EN-SUITE & BALCONY TO MASTER BEDROOM \*\* GARAGE & OFF STREET PARKING \*\*

\*\* MODERN KITCHEN/DINER \*\* DOWNSTAIRS WC \*\* LOVELEY WESTERLY ASPECT REAR GARDEN \*\*

\*\* BEAUTIFULLY PRESENTED \*\* FREEHOLD \*\* COUNCIL TAX BAND C \*\* ENERGY RATING B \*\*

**Price £235,000**



- Three Bedroom Semi Detached House
- Westerly Aspect Rear Garden
- Freehold
- En-Suite & Balcony To Master Bedroom
- Garage & Off Street Parking
- Council Tax Band C
- Downstairs WC
- Builders Part Exchange
- Energy Rating B

#### Entrance Lobby

Composite entrance door, wood effect flooring, inner door leading into the lounge.

#### Lounge

4.91 x 3.15

Double glazed window, wood effect flooring, radiator.

#### Rear Lobby

Stairs to the first floor landing, wood effect flooring, radiator and door leading into the garage.

#### WC

1.44 x 0.91

WC, wash hand basin, radiator.

#### Kitchen/ Dining Room

5.73 x 2.34

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

#### Landing

Cupboard, access to bedrooms and bathroom.

#### Bedroom 1

4.34 x 2.89

Double glazed French doors leading onto the balcony, radiator and access to the en-suite.

#### En-Suite

2.07 x 1.31

Double glazed window, shower cubicle, WC, wash hand basin and radiator.

#### Bedroom 2

3.43 x 2.65

Double glazed window, radiator.

#### Bedroom 3

3.00 x 2.42

Double glazed window, radiator.

#### Bathroom

2.71 x 1.72

Comprising, bath, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

#### External

Externally there is a lawned garden to the front, space for off street parking and access to the garage.

The rear garden has a westerly aspect and is mostly laid to lawn together with a paved patio and a fenced perimeter.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 900 Mbps

Upload: 110 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Likley Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

#### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

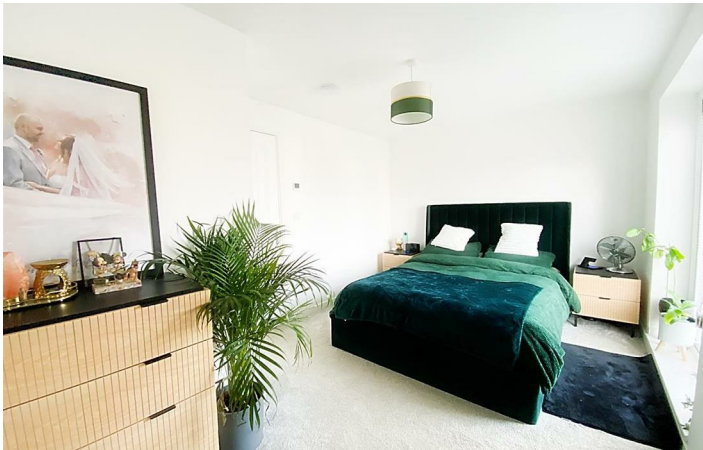
Rivers and the sea: Very low.

Surface water: Very low.

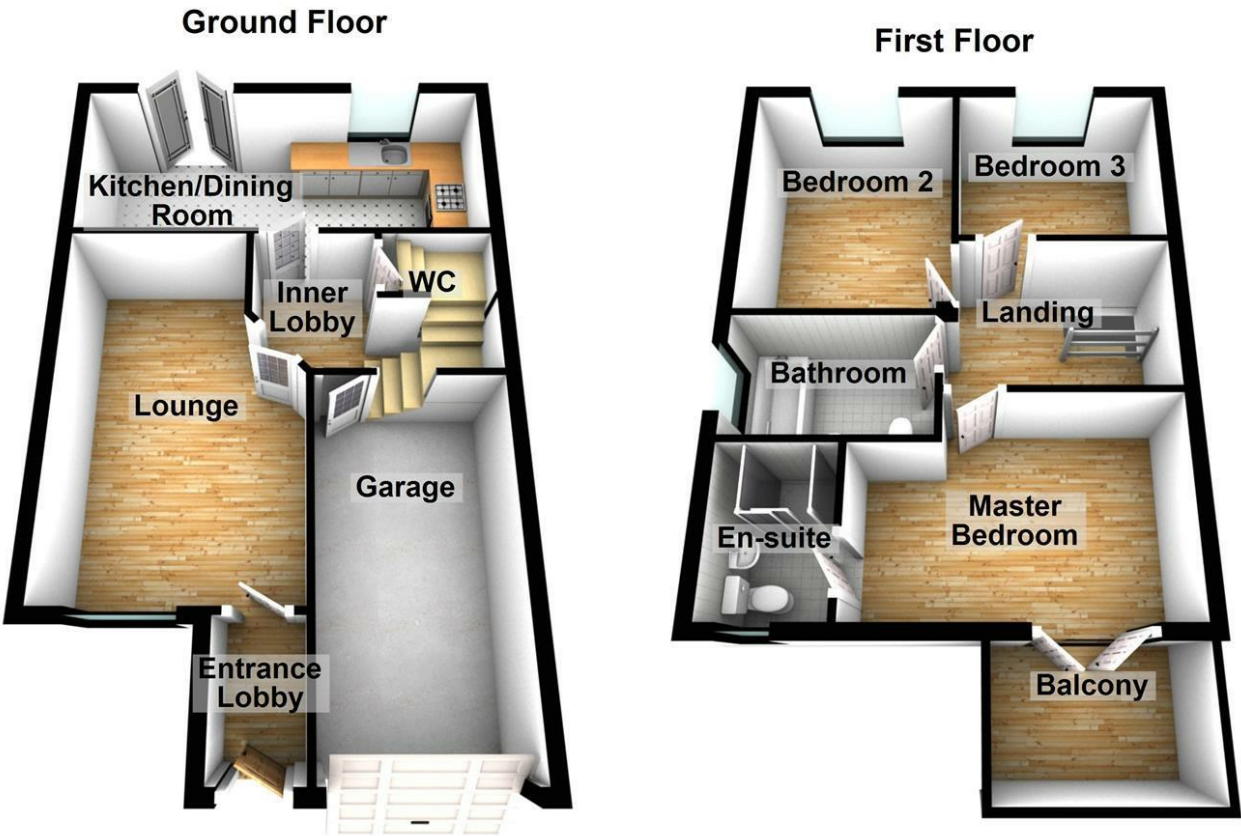








Floor Plan



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) <b>A</b>		95
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	