

## 53 Wiltshire Gardens , Wallsend, NE28 8AU

\*\* 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. \*\*

\*\* FOUR BEDROOM DETACHED HOUSE \*\* DRIVEWAY PARKING FOR MULTIPLE VEHICLES \*\*

\*\* DOWNSTAIRS WC \*\* UTILITY ROOM \*\* MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\*

\*\* EN-SUITE TO MASTER BEDROOM \*\* CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS \*\*

\*\* COUNCIL TAX BAND D \*\* ENERGY RATING C \*\* FREEHOLD \*\*

**Price £330,000**



- Four Bedroom Detached House
- En-Suite To Master Bedroom

- Driveway Parking For Multiple Vehicles
- Utility Room & Downstairs WC

- Lovely Family Home

#### • Freehold Entrance Hall

Tiled floor, stairs to first floor, access to lounge, downstairs wc, kitchen diner, utility and garage.

#### Lounge

10'3" x 12'10" (3.13 x 3.93)

Double glazed bay window, radiator.

#### Downstairs WC

4'11" x 3'5" (1.50 x 1.05)

Fully tiled walls and floor, radiator and air vent, WC and wash handbasin.

#### Kitchen

16'0" x 9'5" (4.88 x 2.89 )

Double glazed windows, tiled floors, part tiled walls, with range of floor and wall units with counter tops, sink and island. Also integrated fridge, freezer, dishwasher, built in oven, electric hob with overhead extractor hood

#### Dining room

10'4" x 9'9" (3.15 x 2.98)

Double glazed patio doors leading to rear garden, radiator, tiled floor.

#### Utility

5'9" x 4'7" (1.77 x 1.41 )

Tiled floor, range of wall and floor units with counter tops, plumbed for washing machine and washer dryer and access to garage.

#### • Council Tax Band D Landing

Access to four bedrooms, family bathroom and loft.

#### Bedroom 1

12'7" x 10'4" (3.85 x 3.17 )

Double glazed windows, radiator, access to ensuite

#### En-suite

9'6" x 6'3" (2.9 x 1.91)

Double glazed window, radiator, shower cubicle, wc, wash hand basin

#### Bedroom 2

10'5" x 9'2" (3.19 x 2.81)

Double glazed window, radiator. Rear of property.

#### Family Bathroom

7'1" x 5'5" (2.18 x 1.66)

Double glazed window, radiator, WC, wash hand basin, bath with overhead shower.

#### Bedroom 3

10'2" x 12'4" (3.11 x 3.78 )

Double glazed windows, radiator. Front of property.

#### Bedroom 4

10'0" x 8'11" (3.05 x 2.72 )

Double glazed window, radiator. Rear of property.

#### External

There is parking for multiple vehicle on drive and also low maintenance rear garden.

#### Material Information

#### • Energy Rating C BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Likely Three -

Limited 02 - None Vodafone - Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Lkley Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

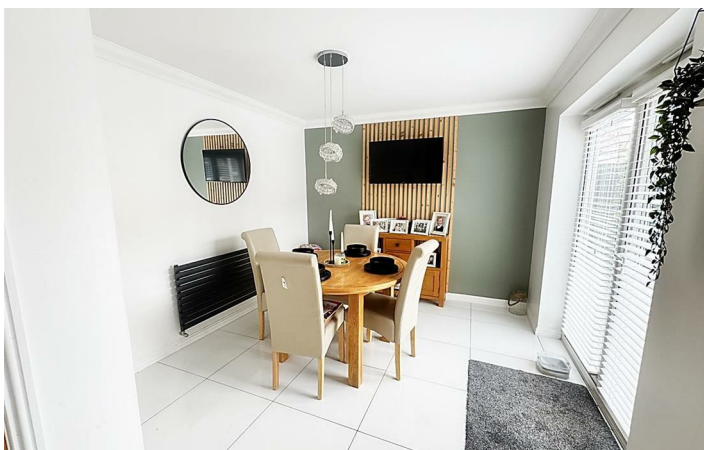
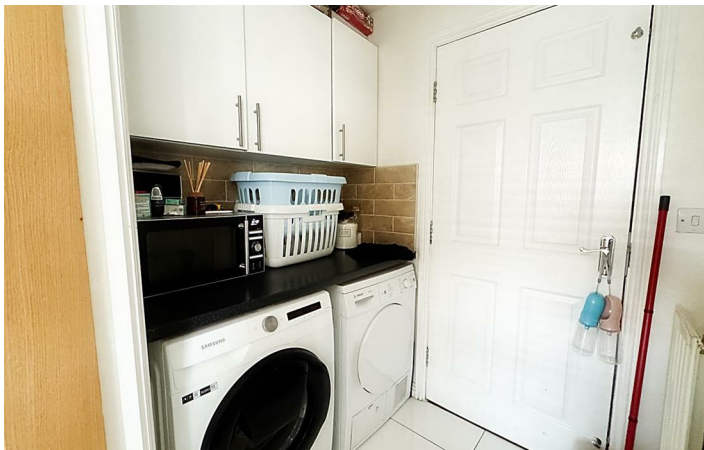
Surface water: Very low.

#### CONSTRUCTION:

Traditional - Non Standard Construction.

This information must be confirmed via our surveyor.

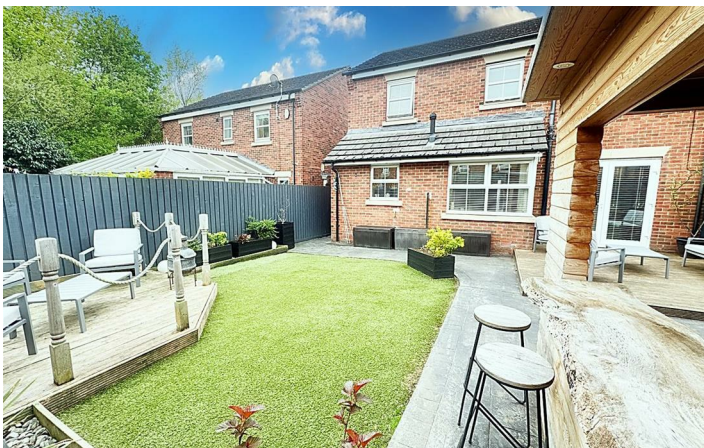






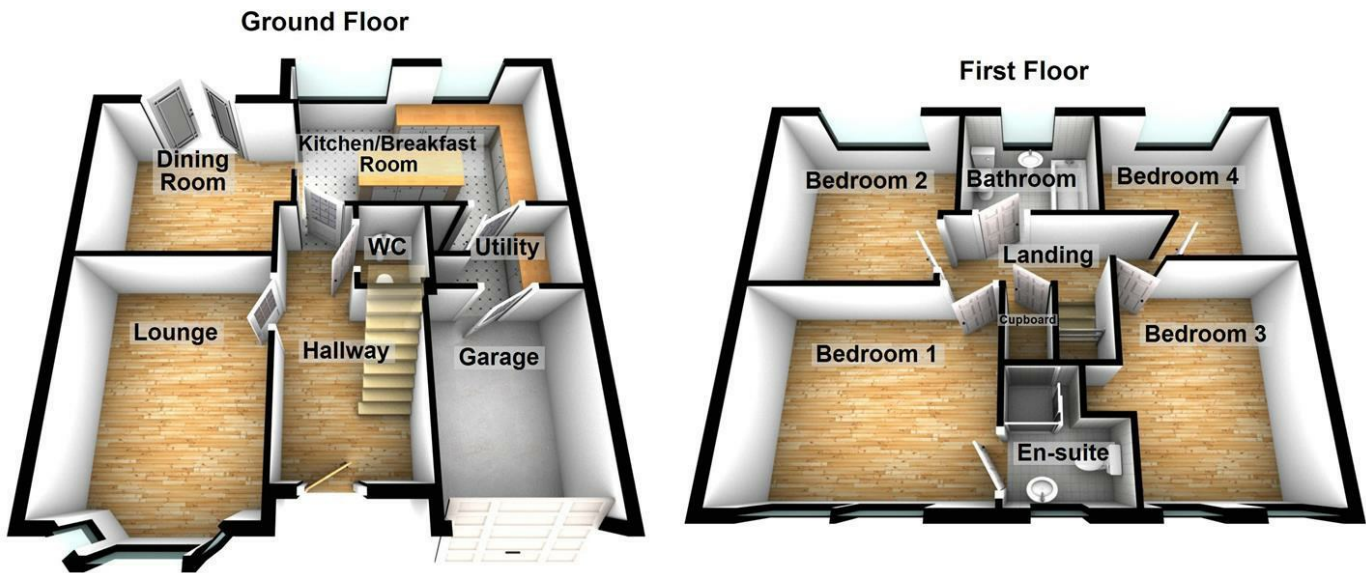








Floor Plan



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		88
(81-91) B	78	
(69-80) C		
(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	