



22 Horsley View

Dilston Grange, Wallsend, NE28 6JN

** GUIDE PRICE £190,000 - £200,000 **

** THREE BEDROOM SEMI DETACHED HOUSE ** LOVELY LOW MAINTENANCE GARDENS **

** GARAGE & OFF STREET PARKING TO FRONT ** DOWNSTAIRS WC ** MODERN KITCHEN/DINER **

** MODERN BATHROOM ** READY TO MOVE INTO ** CHAIN FREE ** COUNCIL TAX BAND B **

** FREEHOLD ** ENERGY RATING C **

Price Guide £190,000



- Guide Price £190,000 - £200,000

- Low Maintenance Gardens

- Chain Free - Freehold

Hallway

Glazed entrance door, tiling to floor, stairs to the first floor landing, radiator.

WC

6'0" x 3'0" (1.85 x 0.92)

WC and wash hand basin with built-under storage, double glazed window, tiling to floor, radiator.

Lounge

14'2" x 12'10" (4.34 x 3.93)

Double glazed window, fireplace with electric fire, storage cupboard, radiator.

Kitchen/Diner

16'1" x 8'7" (4.92 x 2.64)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, 1.5 bowl sink unit. Double glazed window, laminate flooring, radiator and double glazed French doors leading out to the rear garden.

Landing

Access to the loft.

Bedroom 1

16'4" max x 8'3" (4.98 max x 2.52)

Double glazed windows, cupboard, radiators.

- Three Bedroom Semi Detached House

- Kitchen/Dining Room

- Council Tax Band B

Bedroom 2

9'10" x 8'10" (3.00 x 2.70)

Double glazed window, laminate flooring, radiator.

Bedroom 3

8'9" x 6'1" (2.68 x 1.87)

Double glazed window, laminate flooring, radiator.

Bathroom

6'2" x 5'6" (1.89 x 1.70)

Comprising; bath with shower attachment, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tiling to walls, ladder style radiator.

External

Externally there is a garden to the front which has artificial grass.

There is a good size garden to the rear which has a decked terraces patio, artificial grass and a paved patio area. There is also gated access to the side.

Garage

The property has a single garage which has a rear access door and space for parking to the front.

Broadband and Mobile

At the time of marketing this information is correct.

- Downstairs WC

- Garage & Off Street Parking

- Energy Rating C

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 2200 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Likley Vodafone>Limited

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.

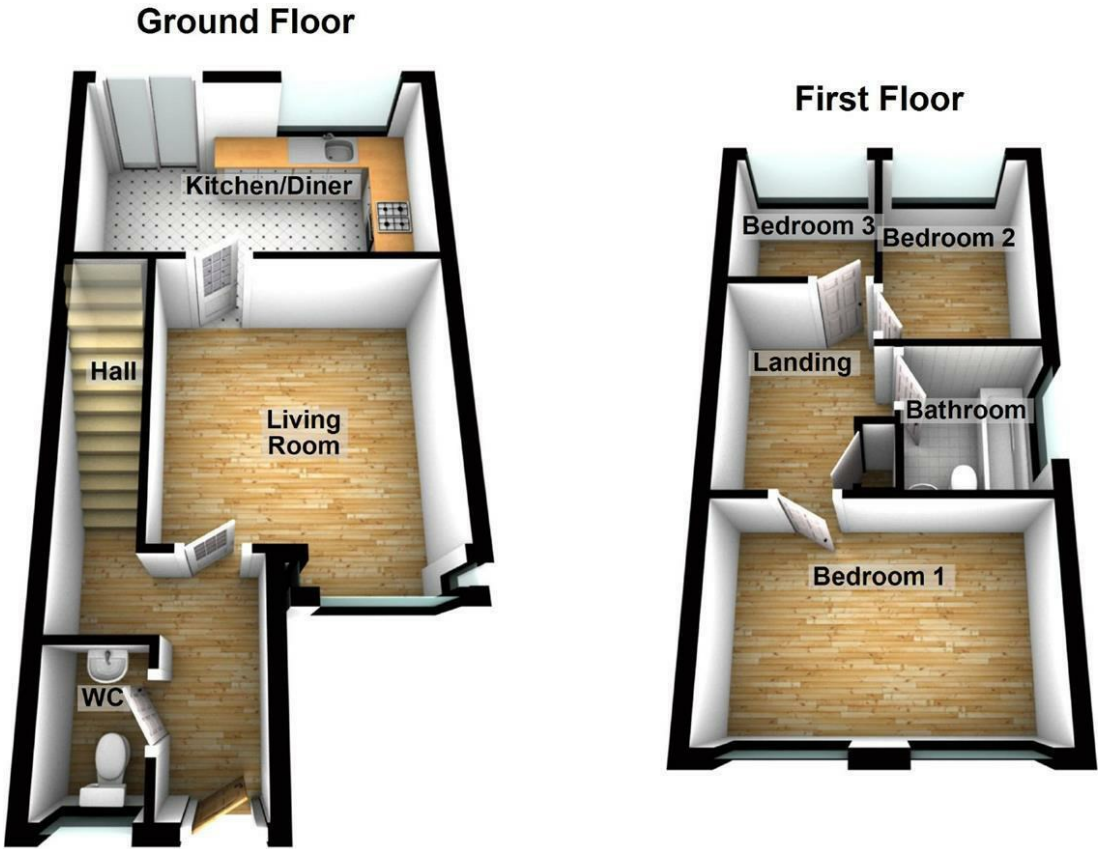
Estate Charge

There is an estate charge payable which is £30 every three months.





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		90
(81-91) B	76	
(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	