

27 Melrose Gardens

Howdon, Wallsend, NE28 0HW

- ** STUNNING THREE BEDROOM MID TERRACE HOUSE ** SUPERB KITCHEN/DINING ROOM **
- ** UTILITY ROOM & DOWNSTAIRS WC ** MODERN BATHROOM FITTED WITH FOUR PIECE SUITE **
- ** LOVELY SOUTH/WESTERLY ASPECT GARDEN TO REAR ** NOT OVERLOOKED TO FRONT **
- ** EASY ACCESS TO A19 & A1058 COAST ROAD ** FANTASTIC FIRST BUY ** OFF STREET PARKING **
- ** COUNCIL TAX BAND A ** ENERGY RATING TBC ** FREEHOLD **

Offers Over £175,000



- Three Bedroom Mid Terrace House
- Utility & Downstairs WC
- Fantastic First Buy
- Beautifully Presented Throughout
- Lovely Westerly Aspect Garden To Rear
- Freehold - Council Tax Band A
- Modern Kitchen/Diner
- Modern Refitted Bathroom
- Energy Rating TBC

Hallway

Double glazed entrance door, stairs to the first floor landing, radiator.

Lounge

13'8" x 12'4" (4.18 x 3.76)

Double glazed window, plinth with lighting to ceiling, radiator. Open plan to kitchen/dining room.

Kitchen/Dining Room

20'2" x 9'0" (6.16 x 2.76)

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

Utility Room

9'2" min x 5'6" (2.80 min x 1.68)

Fitted with wall and base units with work surfaces over, tiling to floor, radiator, double glazed window and external door to the rear garden.

WC

5'4" x 2'4" (1.63 x 0.73)

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

Landing

Access to the loft which has boarding for storage and pull down ladders.

Bedroom 1

12'10" x 9'8" (3.93 x 2.97)

Double glazed window, radiator.

Bedroom 2

12'1" min x 8'11" (3.70 min x 2.73)

Double glazed window, cupboards, radiator.

Bedroom 3

10'3" x 9'9" (3.14 x 2.99)

Double glazed window, radiator.

Bathroom

10'0" x 5'3" (3.07 x 1.61)

Fitted with a four piece suite comprising, shower cubicle, bath, WC and wash hand basin with fitted furniture surrounding. Double glazed window, part tiled walls, radiator.

External

Externally the front garden is gravelled for low maintenance and also provides space for off street parking. There is a lovely westerly aspect garden to the rear which has a paved patio, lawn, decking and a good range of sheds for storage.

Material Information

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: 1000 Mbps

Mobile Indoor: EE - Likely Three - Limited
02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely
02 - Likely 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.

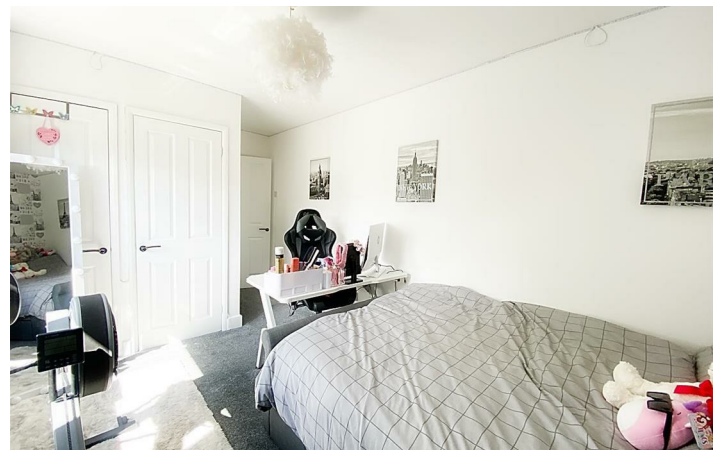
Surface water: Very low.

CONSTRUCTION:

Traditional

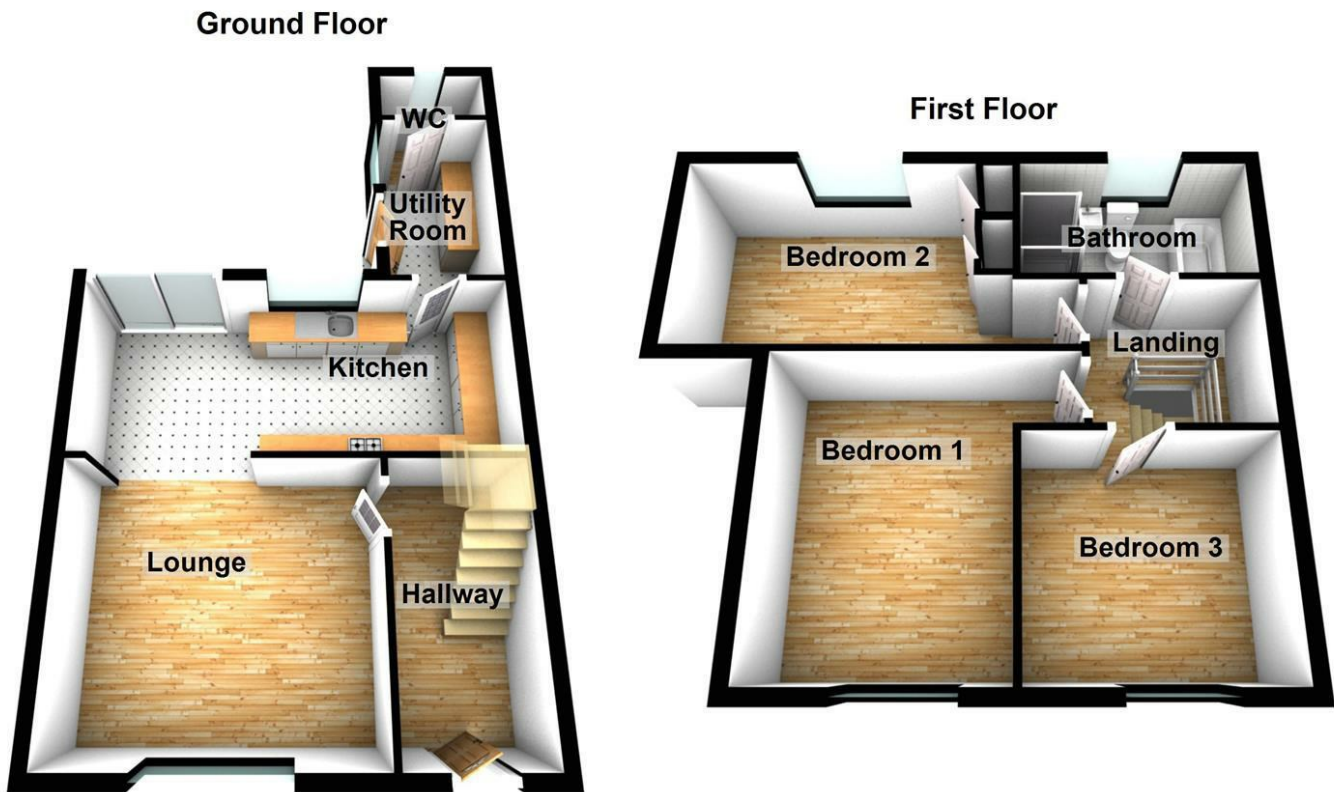
This information must be confirmed via our surveyor.







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		
(81-91) B		
(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