



## 35 Caesar Way

St Peters Park, Wallsend, NE28 7JL

\*\* TWO BEDROOM MID TERRACE HOUSE \*\* GARAGE & ALLOCATED PARKING BAY TO REAR \*\*

\*\* OFF STREET PARKING TO FRONT \*\* LOVELY LOW MAINTENANCE REAR GARDEN \*\* CHAIN FREE \*\*

\*\* DOWNSTAIRS WC \*\* CLOSE TO SCHOOLS, EXCELLENT ROAD LINKS & BUS SERVICES \*\*

\*\* IDEAL FIRST TIME BUY \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Price £160,000**



- Two Bedroom Mid Terrace House
- Garage & Allocated Parking Bay To Rear
- Additional Off Street Parking To Front
- Boarded Loft Space With Cupboards, Window & Lighting
- Lovely Low Maintenance Rear Garden
- Great First Buy - Chain Free
- Council Tax Band A
- Freehold access to the loft which is boarded, has cupboards, lighting and skylight window.
- Energy Rating C

### Hallway

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

### Cloaks/WC

5'3" x 3'1" (1.61 x 0.96)  
Double glazed window, WC, wash hand basin, radiator.

### Kitchen

10'4" x 7'1" (3.17 x 2.18)  
Base unites with work surfaces over, integrated oven and hob, sink unit, double glazed window, radiator.

### Lounge

14'3" x 11'9" (4.36 x 3.60)  
Double glazed window, storage cupboard, radiator and double glazed French doors leading out to the rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

14'3" max 10'10" min x 11'9" (4.35 max 3.31 min x 3.60)  
Double glazed windows, cupboard, radiator.

### Bedroom 2

10'5" x 7'8" (3.20 x 2.34)  
Double glazed window, radiator and

### Bathroom

6'3" x 5'6" (1.93 x 1.69)  
Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

### Garage & Parking

There is a detached garage situated directly behind the rear garden and there is also a nearby allocated parking bay.

### Gardens

The front garden is block paved and provides and additional space for parking. There is a lovely low maintenance garden to the rear which has artificial grass and a rear access gate leading to the garage and parking.

### 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: 220 Mbps  
Mobile Indoor: EE - Likely Three - Likely 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.

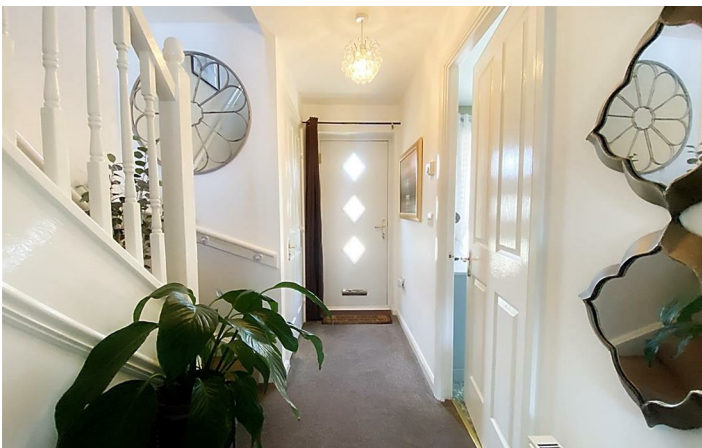
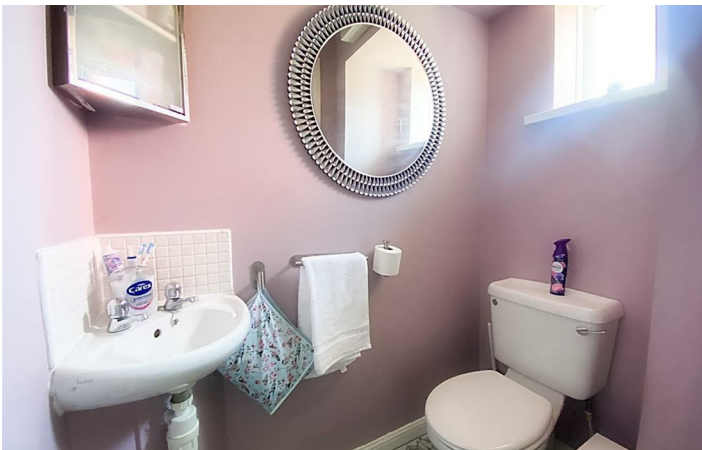
#### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

Traditional  
This information must be confirmed via our surveyor.



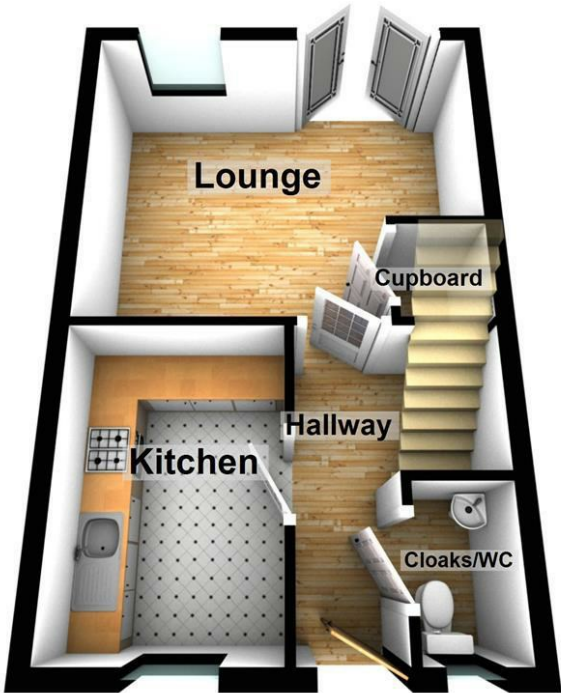






Floor Plan

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		91
(81-91) B	77	
(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	