



41 Anderson Way Stephenson Park, Wallsend, NE28 6TS

**** BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE ** EN-SUITE TO MASTER ****

**** STUNNING LOW MAINTENANCE REAR GARDEN THAT IS NOT OVERLOOKED ** DOWNSTAIRS WC ****

**** MODERN KITCHEN/DINER ** OFF STREET PARKING FOR TWO VEHICLES ** CUL-DE-SAC- LOCATION**

**** METRO STATION 0.5 MILE ** ENERGY RATING B ** FREEHOLD ** COUNCIL TAX BAND B ****

Offers Over £200,000



- Three Bedroom Semi Detached House
- Downstairs WC

- Cul-de-Sac Location

Entrance Lobby

Glazed composite entrance door, laminate flooring, radiator.

Cloaks/WC

4'10" x 2'10" (1.48 x 0.87)

Double glazed window, WC and wash hand basin.

Lounge

16'0" x 16'0" max (4.89 x 4.89 max)

Double glazed window, stairs to the first floor landing, laminate flooring, radiator.

Kitchen/Diner

15'11" x 8'2" (4.86 x 2.51)

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

Landing

Storage cupboard, access to the loft.

Bedroom 1

12'9" x 8'11" min (3.89 x 2.73 min)

Double glazed window, laminate flooring, cupboard, radiator.

- Beautifully Presented Throughout

- Lovely Low Maintenance Garden To Rear

- Freehold - Council Tax Band B

En-Suite

5'5" x 4'11" (1.66 x 1.51)

Shower cubicle, WC and wash hand basin, double glazed window, ladder style radiator.

Bedroom 2

9'6" x 8'2" (2.91 x 2.51)

Double glazed window, laminate flooring, radiator.

Bedroom 3

8'3" x 6'1" (2.52 x 1.87)

Double glazed window, laminate flooring, radiator.

Bathroom

6'10" x 6'0" (2.09 x 1.85)

Comprising; bath with shower head attachment, WC and wash hand basin. Double glazed window, ladder style radiator.

External

Externally there are two parking bays to the front and a lovely private garden to the rear which is not overlooked, the garden has artificial grass and paved patios.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

- En-Suite To Master Bedroom

- Off Street Parking For Two Vehicles

- Energy Rating B

<https://checker.ofcom.org.uk>

Broadband: Highest available
Speeds: Download: 900 Mbps
Upload: 110 Mbps

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

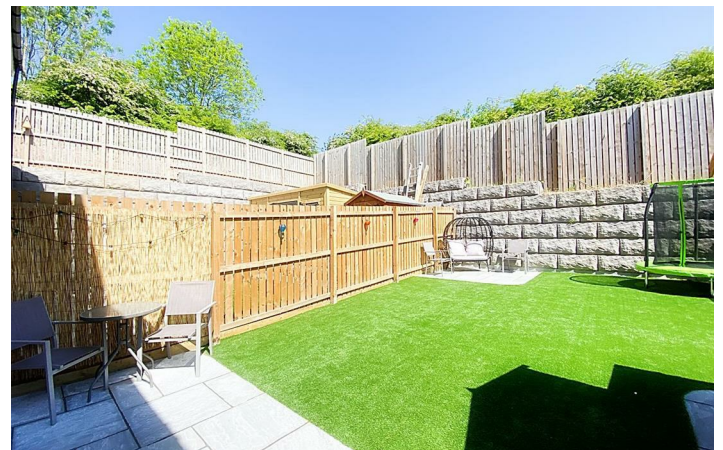
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

CONSTRUCTION:

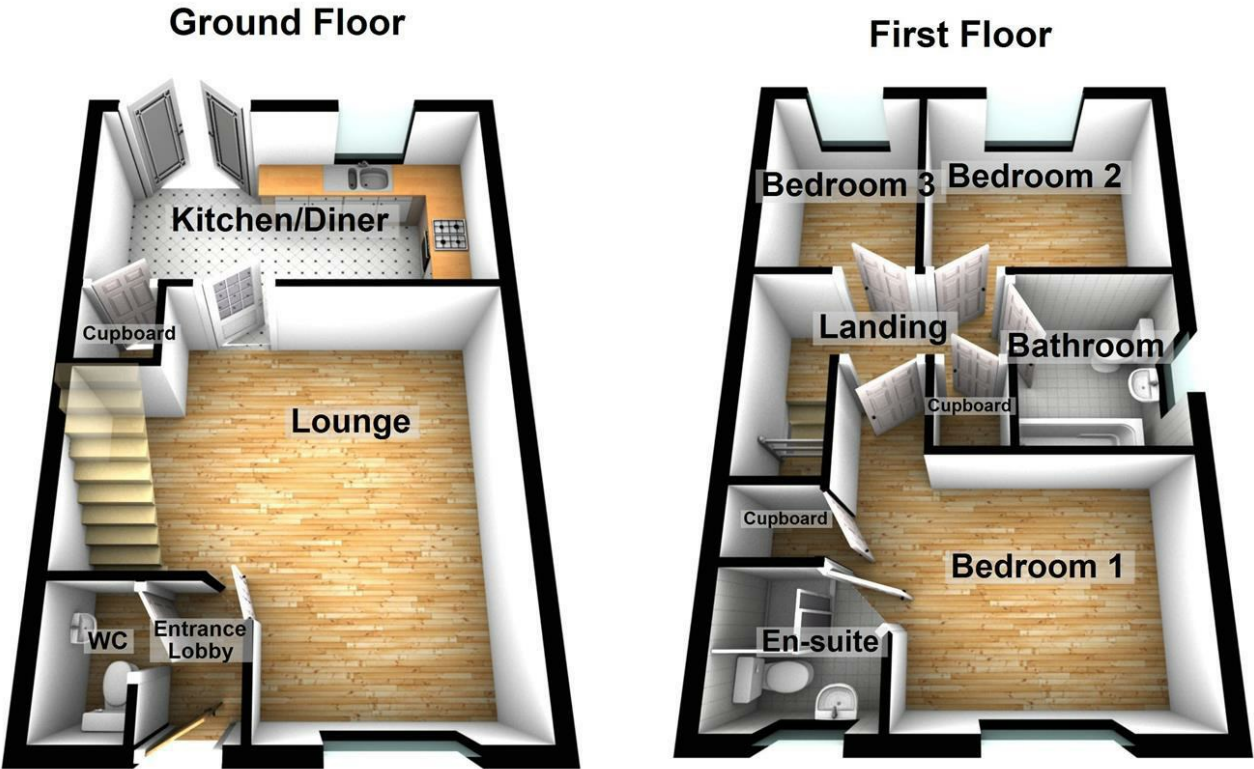
Traditional

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		96
(81-91) B	84	
(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