

23 Bewick Park , Wallsend, NE28 9RU

** TO BE SOLD AS SEEN ** SOME UPDATING REQUIRED **

**THREE BEDROOM DETACHED HOUSE ** DOWNSTAIRS WC ** WESTERLEY ASPECT REAR GARDEN **

** SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS **

CUL-DE-SAC POSITION ** IDEAL FAMILY HOME ** CHAIN FREE ** GARAGE ** FREEHOLD **

** COUNCIL TAX BAND C ** ENERGY RATING C **

Price £185,000



• To Be Sold As A Freehold

• Downstairs WC

• Freehold

Entrance

Double glazed entrance door with window to the side, radiator.

WC

5'7" x 2'4" (1.72 x 0.73)

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

Lounge

15'7" x 14'4" (4.76 x 4.39)

Double glazed window, stairs to the first floor landing, radiators.

Kitchen/Diner

14'5" x 8'3" (4.40 x 2.53)

Fitted with wall and base units with work surfaces over and single drainer sink unit. Double glazed window, storage cupboard, radiator and double glazed French doors leading out to the rear garden.

Landing

Double glazed window, access to the loft.

Bedroom 1

13'2" x 8'4" (4.03 x 2.55)

Double glazed window, radiator.

Bedroom 2

10'8" x 8'4" (3.27 x 2.56)

Double glazed window, radiator.

• Three Bedroom Detached House

• Popular Location

• Council Tax Band C

Bedroom 3

9'10" max x 5'8" (3.01 max x 1.75)

Double glazed window, cupboard, radiator.

Bathroom

6'1" x 5'6" (1.87 x 1.69)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls, radiator.

External

Externally there is a garden to the front and access to a single garage. There is a good size garden to the rear which has a south westerly aspect.

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 -

Limited O2 - Likely Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely O2 - Likely Vodafone - Likely

• South Westerly Aspect Rear Garden

• Garage - Chain Free

• Energy Rating C

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:

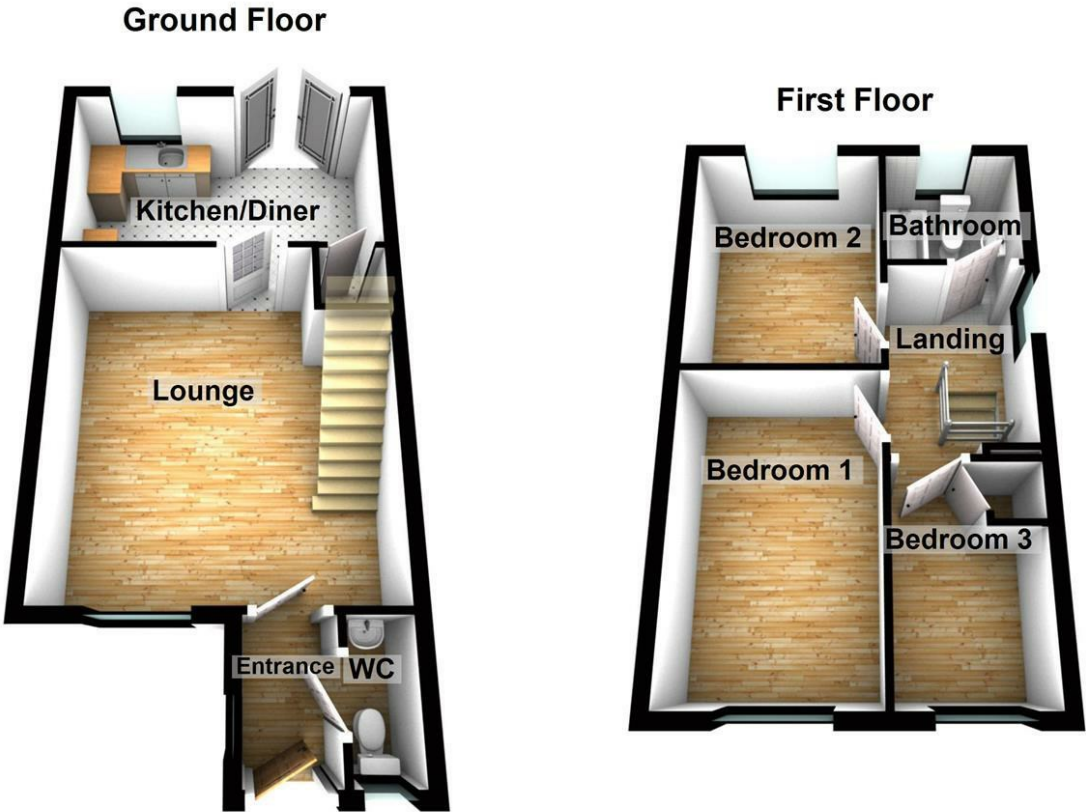
Traditional

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		86
(81-91) B		
(69-80) C	69	
(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