



43 Dene Crescent , Wallsend, NE28 7SN

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** GUIDE PRICE £150,000 - £160,000 **

** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** SOME UPDATING REQUIRED **

** DOUBLE GARAGE TO REAR WITH SOLAR PANELS ** TWO BATHROOMS & DOWNSTAIRS WC **

Price Guide £150,000



- Guide Price £150,000 - £160,000
- Extended Three Bedroom Semi-Detached House
- Two Bathrooms & Downstairs WC
- Double Garage With Solar Panels
- Spacious Kitchen/Family Room With Study area
- Boarded Loft Space - Off Street Parking

- Some Updating Required

Porch

11'5" x 4'0" (3.48 x 1.24)

Double glazed entrance door with windows to the side, double glazed door leading into the lobby.

Lobby

Stairs to the first floor landing, double glazed window, radiator.

Lounge

6.26 x 3.53

Double glazed windows, fireplace with living flame effect gas fire, radiators.

Rear Lobby

Walk in storage cupboard.

Dining Room

12'0" x 11'11" (3.68 x 3.64)

Fireplace with gas fire, radiator, double glazed French doors to the study area,

Kitchen Area

18'6" x 11'5" (5.64 x 3.50)

Fitted with wall and base units with work surfaces over, sink unit and central island. Open plan to family area.

Family Area

13'6" x 12'2" (4.13 x 3.71)

Double glazed windows, radiators, bi-folding doors leading to the rear garden.

Study Area

8'10" x 5'4" (2.71 x 1.65)

Double glazed skylight window, radiator, double glazed French doors to the rear garden.

- Freehold - Council Tax Band B

WC

4'11" x 4'7" (1.50 x 1.41)

WC and wash hand basin with fitted furniture surrounding, ladder style radiator.

Landing

Access to the loft which has fixed steps, four skylight windows, lighting and is boarded.

Bedroom 1

11'8" + bay x 11'2" (3.58 + bay x 3.41)

Double glazed bay window, radiator.

Bedroom 2

12'0" x 12'0" (3.68 x 3.66)

Double glazed window, cupboards to alcoves, radiator.

Bedroom 3

9'0" min x 8'5" (2.75 min x 2.59)

Double glazed window, cupboard to alcove, radiator.

Bathroom

9'8" x 6'9" (2.96 x 2.08)

Comprising: corner bath, WC and wash hand basin. Double glazed window, tiling to walls, radiator.

Shower Room

6'2" x 4'3" (1.88 x 1.30)

Double glazed window, shower cubicle, tiling to walls, radiator.

Garage

There is a double garage to the rear of the property which has solar panels. We have been advised by the owner that this generates a twice yearly rebate.

- Energy Rating D

External

Externally the front provides space for off street parking. The rear garden 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 - 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:

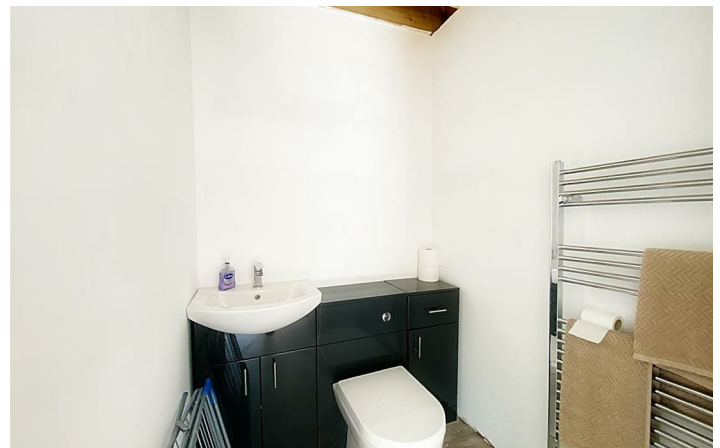
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

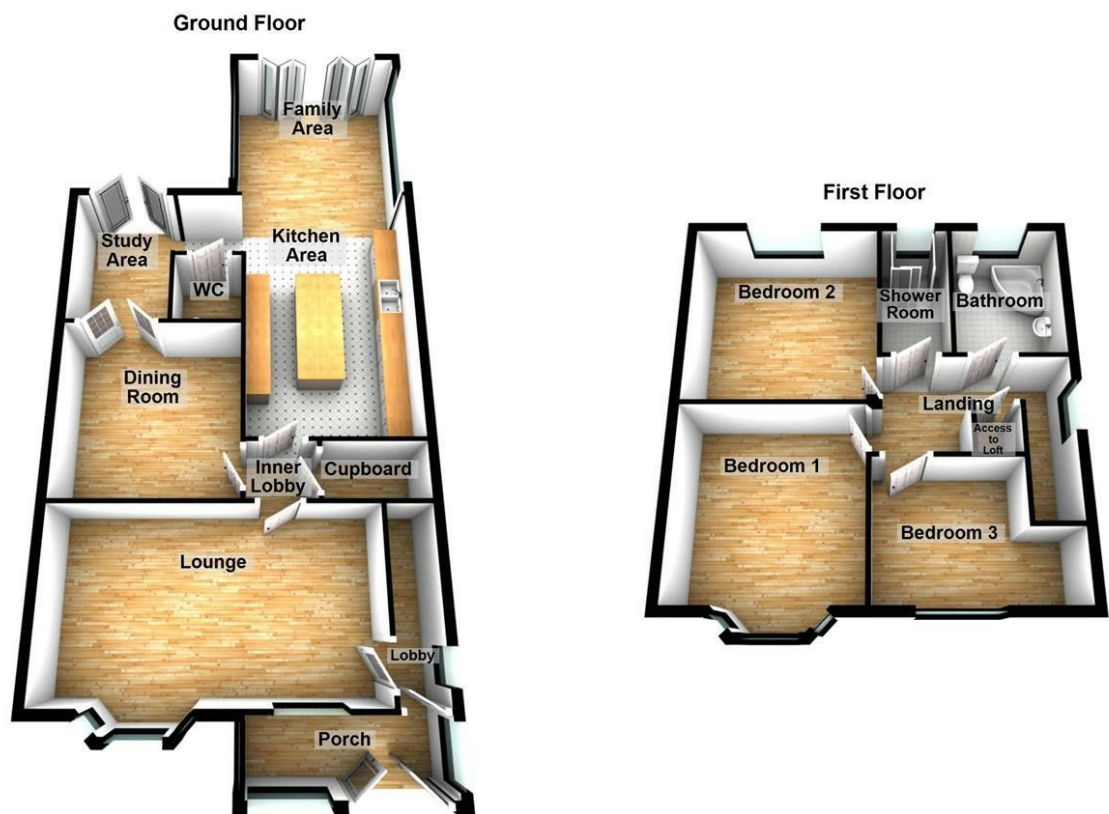
Traditional

This information must be confirmed via our surveyor.





Floor Plan



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	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	