



56 Anderson Way

Stephenson Park, Wallsend, NE28 6TS

** 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. **

** BEAUTIFULLY PRESENTED END TERRACE TOWNHOUSE ** THREE DOUBLE BEDROOMS **

** LOVELY LOW MAINTENANCE REAR GARDEN ** OFF STREET PARKING FOR TWO VEHICLES **

** MODERN KITCHEN/DINER ** DOWNSTAIRS WC ** FANTASTIC STARTER HOME **

Price £189,995



- End Terrace Townhouse - Three Double Bedrooms
- Low Maintenance Rear Garden
- Freehold
- Off Street Parking For Two Vehicles
- Beautifully Presented Throughout
- Council Tax Band B
- Modern Kitchen/Diner - Downstairs WC
- Builders Part Exchange Scheme
- Energy Rating B

Entrance Lobby

Double glazed composite entrance door, inner door leading into the lounge.

Lounge

14'2" x 12'6" (4.32 x 3.82)

Double glazed window, feature panelling to walls, storage cupboard, radiator.

Inner Lobby

Stairs to the first floor landing, wood effect flooring.

WC

5'10" x 4'9" (1.79 x 1.45)

Feature panelling to walls, wood effect flooring, WC, wash hand basin, radiator.

Kitchen/Diner

12'6" x 8'2" (3.82 x 2.51)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher, sink unit. Double glazed window, wood effect flooring, vertical radiator and double glazed door leading out to the rear garden.

Landing

Radiator, stairs to the second floor.

Bedroom 2

12'5" x 11'2" max (3.81 x 3.42 max)

Double glazed window, radiator.

Bedroom 3

12'6" x 9'1" (3.83 x 2.77)

Double glazed windows, radiator.

Bathroom

6'10" x 5'9" (2.09 x 1.76)

Bath with shower over, WC and wash hand basin. Double glazed

window, part tiled walls, wood effect flooring, ladder style radiator.

Second Floor Landing

Storage cupboard.

Bedroom1

24'5" x 9'1" (7.45 x 2.77)

Double glazed skylight windows to the front and rear elevation, storage cupboard, radiator.

External

Externally there are two spaces for off street parking to the front. The rear garden is not overlooked and has artificial grass and a paved patio.

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: 1000 Mbps

Upload: 1000 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.

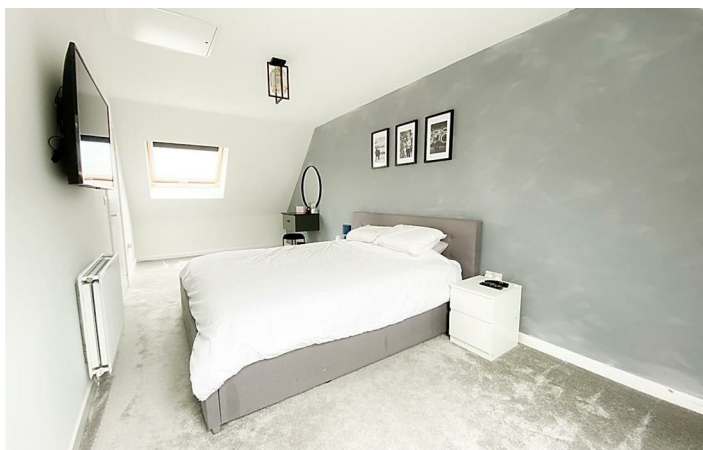
Surface water: Very low.

CONSTRUCTION:

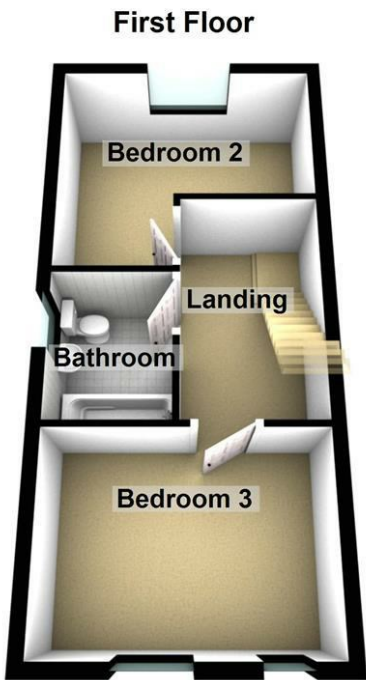
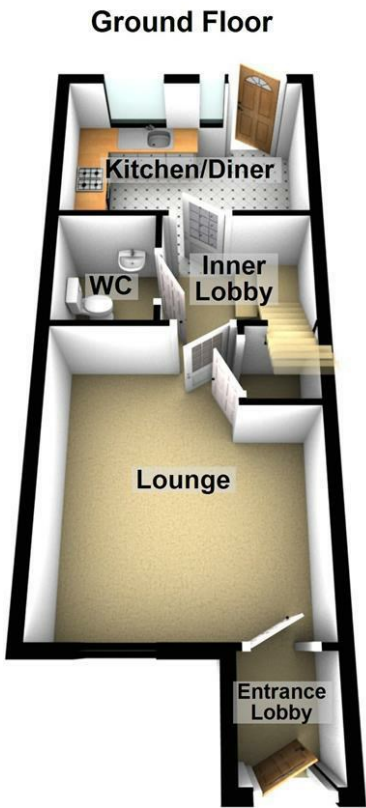
Traditional

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		95
(81-91) B	85	
(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