

44 Queens Crescent , Wallsend, NE28 8DW

** 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. **

** FREEHOLD ** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** TWO RECEPTIONS ROOMS **

** OFF STREET PARKING FOR MULTIPLE VEHICLES ** DOWNSTAIRS BATHROOM **

** UPSTAIRS SHOWER ROOM ** POPULAR LOCATION ** CLOSE TO RICHARDSON DEES PARK **

** COUNCIL TAX BAND A ** ENERGY RATING C ** PART OF BUILDERS PART EXCHANGE SCHEME **

Price £245,000



- Great Family Home
- Ample Off Street Parking
- Council Tax Band A
- Extended to Rear with Bifold Doors into Garden
- Close to Richardson Dees Park
- Energy Rating C
- Three Bedroom Semi Detached
- Close to Local Amenities, Buss Links and Major Road Links

Entrance

Composite door opening into spacious hallway, access to lounge

Hall

Tiled floor, Stairs to First Floor and access to lounge

Lounge

14'6" x 11'10" (4.42 x 3.62)

Double glazed window, radiator, feature fireplace and laminate flooring, sliding doors opening into kitchen/diner.

Kitchen/Diner

kitchen 12'5" x 9'8" max (kitchen 3.81 x 2.97 max)

Dining Area 6.11 x 5.17 - kitchen has been extended to give a lovely open plan kitchen/diner with extensive range of wall and base units with complementary worktops, sink set in island, integrated under counter fridge and freezer, dishwasher and range style oven, plumbed for washing machine, composite door giving access driveway and bifold doors giving access to rear garden. Radiator and laminate flooring.

Bathroom

6'4" x 6'4" (1.95 x 1.94)

Comprising; WC, hand wash basin, bath with overhead shower, radiator, part tiled walls and floor.

Stairs to First Floor

Access to landing

Landing

Access to shower room and three bedrooms

Shower Room

Comprising; WC, hand wash basin set in vanity unit and separate shower cubicle. Part tiled walls, ladder style radiator, laminate flooring and double glazed window.

Bedroom 1

12'11" max x 11'6" (3.96 max x 3.53) Access to loft, double glazed window, radiator.

Bedroom 2

12'10" x 8'10" (3.92 x 2.71)

Two double glazed windows, radiator.

Bedroom 3

9'6" x 7'2" (2.91 x 2.20)

External

Private rear garden with patio area and to the front there is a stone driveway for multiple cars.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the

• Freehold thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2 Good outdoor

Three Good outdoor, variable in-home

Vodafone Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

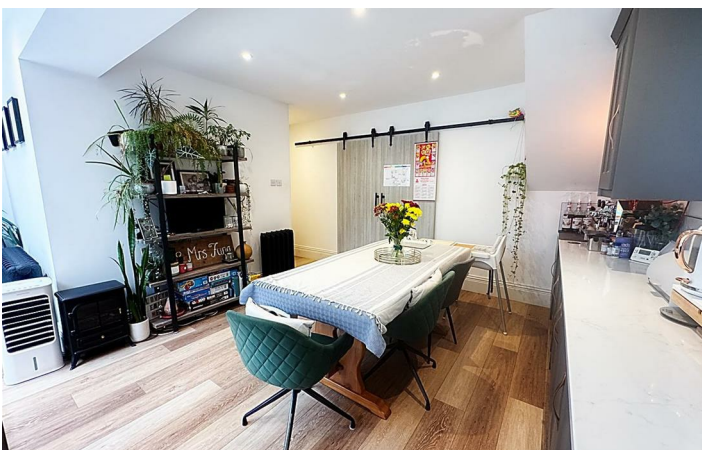
Rivers and the sea: Very low.

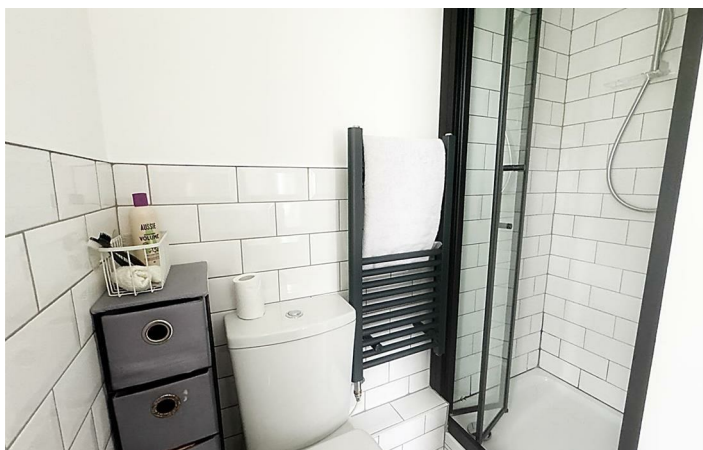
Surface water: Very low.

CONSTRUCTION:

Traditional

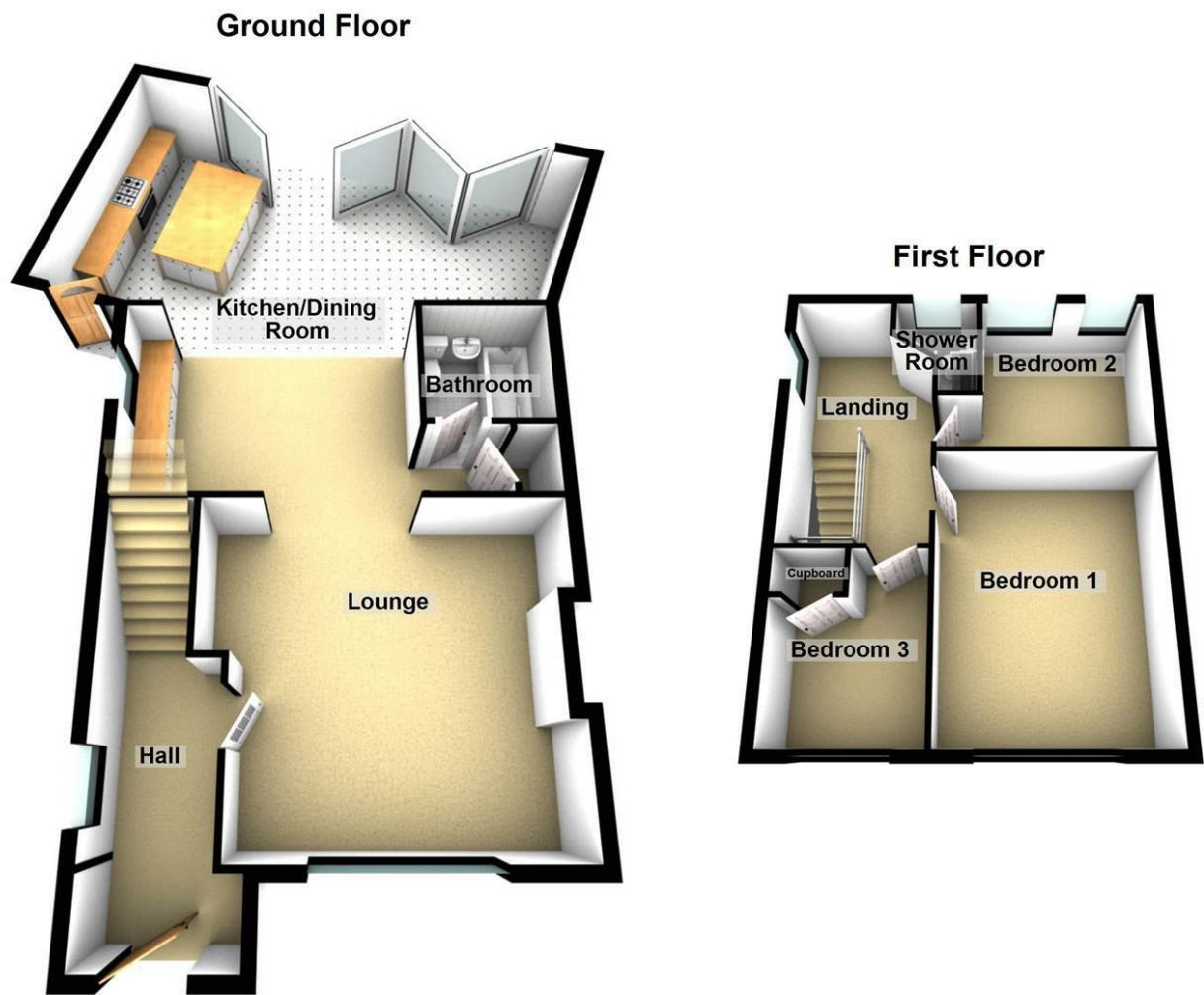
This information must be confirmed via your surveyor and legal representative.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	