

16 Prince Road , Wallsend, NE28 8DN

** 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 ** THREE BEDROOM SEMI DETACHED HOUSE ** AMPLE OFF STREET PARKING **

** GREAT FIRST TIME BUY ** CONSERVATORY ** UTILITY ROOM ** SUMMERHOUSE **

** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** COUNCIL TAX BAND A **

** ENERGY RATING D**

Offers Over £175,000



• Freehold

• Conservatory

• Ample Off Street Parking

Porch

6'9" x 4'1" (2.06 x 1.25)

Double glazed window and composite door access inner hallway

Inner Hallway

Radiator, stairs to first floor and access to lounge

Lounge

15'5" max x 11'9" (4.72 max x 3.59)

Double glazed window, radiator access to kitchen

Kitchen

12'2" x 9'10" (3.72 x 3.00)

Fitted with range of wall and base units with countertops, sink, built in oven and hob with extractor hood, breakfast bar, access to bathroom, conservatory and utility room.

Bathroom

6'4" max x 6'0" (1.95 max x 1.84)

Fitted with bath with overhead shower, WC and hand wash basin set in vanity unit. Air vent and panelled walls.

Conservatory

10'1" x 8'7" (3.08 x 2.63)

Double glazed window, radiator and French doors giving access to rear garden.

Utility

6'8" x 4'3" (2.04 x 1.30)

Double glazed window, plumbed for

• Three Bedroom Semi Detached House

• Utility Room

• Council Tax Band A

washing machine , double glazed door giving access to rear garden

Landing

Double glazed window, radiator, cupboard (housing boiler) and access to bedrooms

Bedroom 1

12'10" x 11'4" (3.93 x 3.47)

Double glazed window, radiator, dado rail, sliding door wardrobes and laminate flooring.

Bedroom 2

12'8" x 8'10" (3.88 x 2.71)

Two double glazed windows, radiator, laminate flooring.

Bedroom 3

9'8" x 7'3" (2.95 x 2.22)

Double glazed window, radiator, dado rail, laminate flooring.

External

To the front there is a driveway with ample parking for multiple cars. To the rear there artificial turf and decked walkway to summerhouse.

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,

• Great First Buy

• Summerhouse

• Energy Rating D

such as being close to large trees or buildings when outdoors, or the 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:

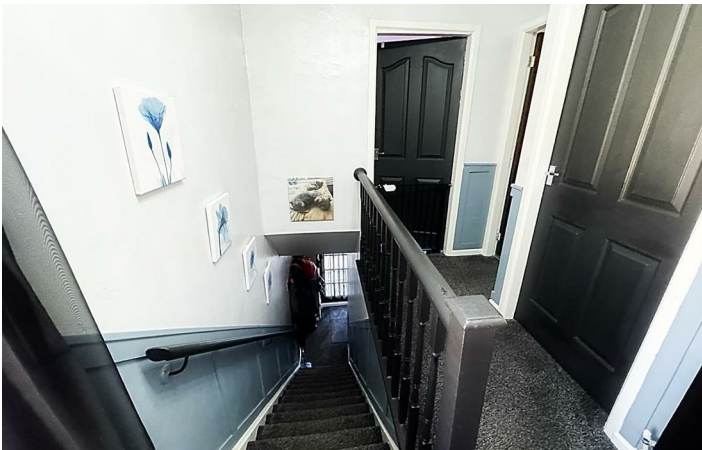
Rivers and the sea: Very low.

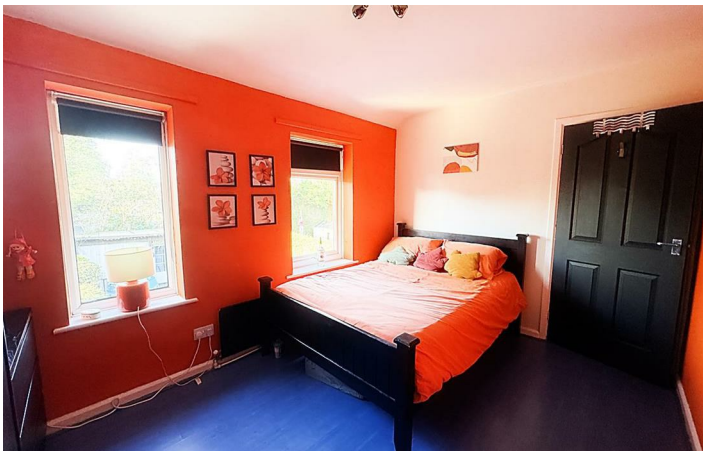
Surface water: Very low.

CONSTRUCTION:

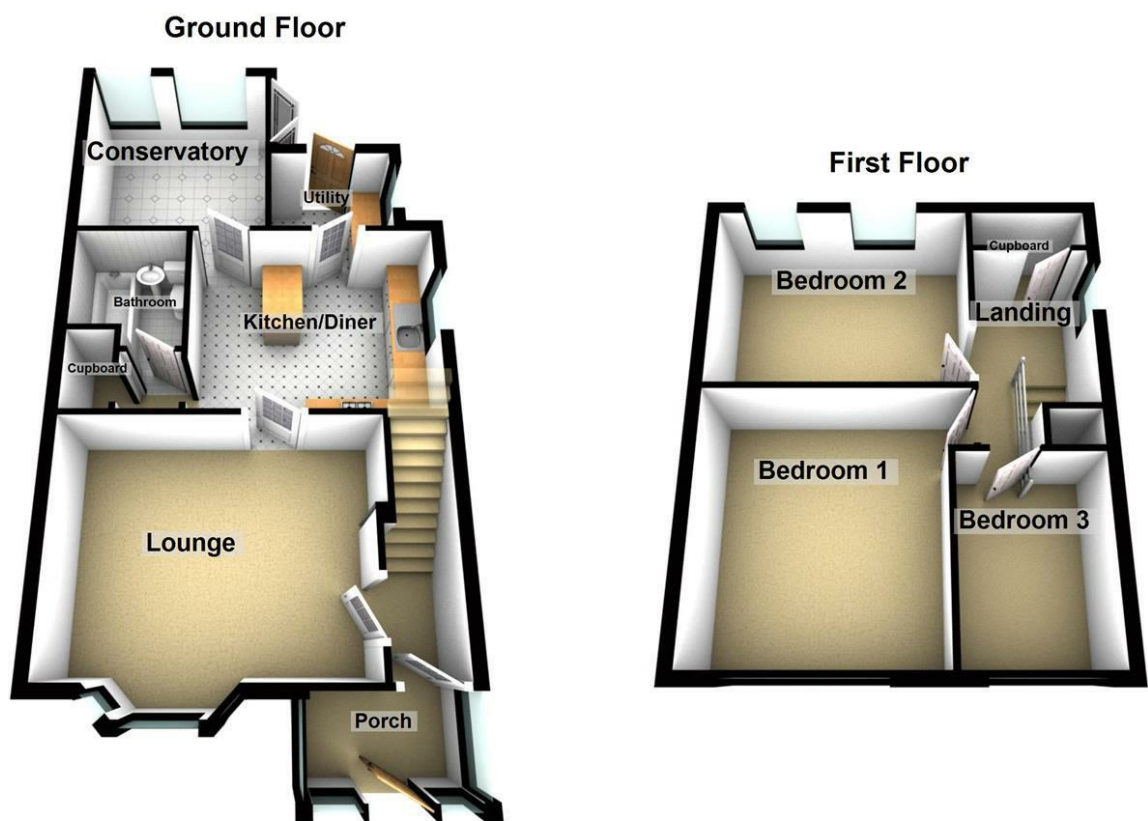
Traditional

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC