



5 Springfield Gardens

Westmorland Estate, Wallsend, NE28 8AJ

** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** FREEHOLD ** BEAUTIFULLY PRESENTED **

** OFF STREET PARKING ** EXCELLENT LOCATION ** LOVELY REAR GARDEN WITH GARDEN ROOM **

** FAMILY BATHROOM & DOWNSTAIRS SHOWER ROOM / WC ** CLOSE TO AMENITIES **

** EXCELLENT TRANSPORT LINKS TO THE COAST ROAD ** IDEAL FAMILY HOME **

** CHAIN FREE ** COUNCIL TAX BAND A ** EPC RATING C **

Offers Over £190,000



- Extended Three Bedroom Semi Detached House
- Off Street Parking
- Excellent Road & Transport Links To Coast Road
- Freehold
- Modern Refitted Kitchen & Shower Room
- Council Tax Band A
- Lovely Rear Garden With Garden Room
- Ideal Family Home
- EPC Rating C

Entrance

Double glazed composite entrance door leading to...

Lounge

19'9" x 11'10" (6.02 x 3.62)

Double glazed windows, ceiling spot lights, radiator, open plan to ...

Kitchen Diner

17'1" x 8'9" (5.23 x 2.68)

Double glazed window, skylights, ceiling spot lights, wall and floor units with counters over, sink, integrated dishwasher and washing machine, extractor hood, electric blinds, double glazed French doors to rear garden.

Shower Room

6'4" x 6'0" (1.95 x 1.85)

Modern downstairs shower room with walk in shower, toilet, wash hand basin with storage, modern cladding to walls and ceiling, ceiling spot lights, mirror with built in electric light.

Stairs To The First Floor Landing

Loft hatch with integrated loft ladders and lighting.

Bedroom 1

10'11" x 10'1" max (3.35 x 3.09 max)

Double glazed windows, sliding door wardrobes, radiator.

Bedroom 2

9'10" x 7'10" (3.00 x 2.40)

Double glazed windows, radiator.

Bedroom 3

7'10" x 7'0" (2.39 x 2.15)

Double glazed window, wall unit, radiator.

Bathroom

8'7" x 3'11" (2.63 x 1.21)

Double glazed window, wood effect flooring, toilet, wash hand basin with storage, bath with shower over, ceiling spot lights, modern cladding to wall and ceilings, mirror with built in electric light.

External

To the front off street parking, to the rear a low maintenance garden with a modern garden room. Externally there is also front and back electric outside power, electric in the garden room, both hot and cold water taps outside and an Electric Vehicle Charge point.

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 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, variable in-home

O2- Variable outdoor

Three-UK- Good outdoor

Vodafone Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

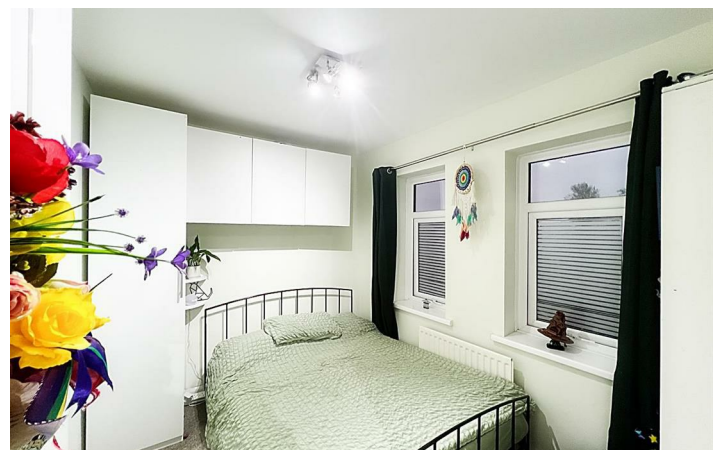
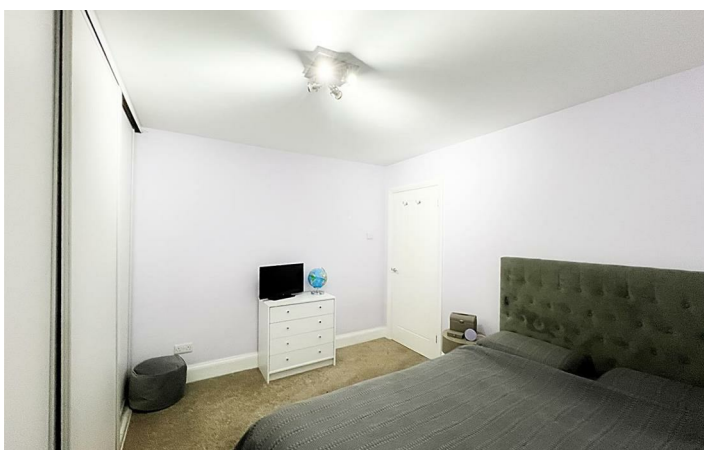
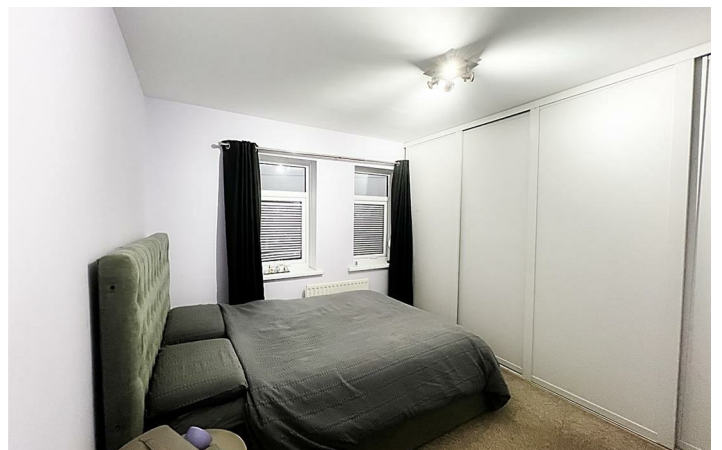
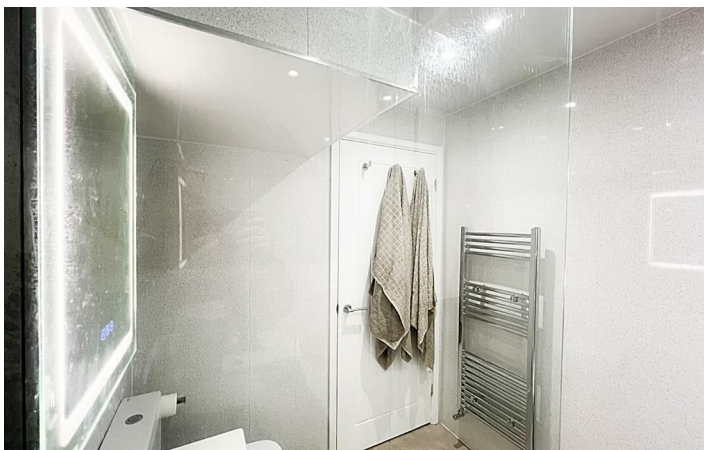
Surface water: Low Risk

Rivers and the sea: Very Low Risk

CONSTRUCTION:

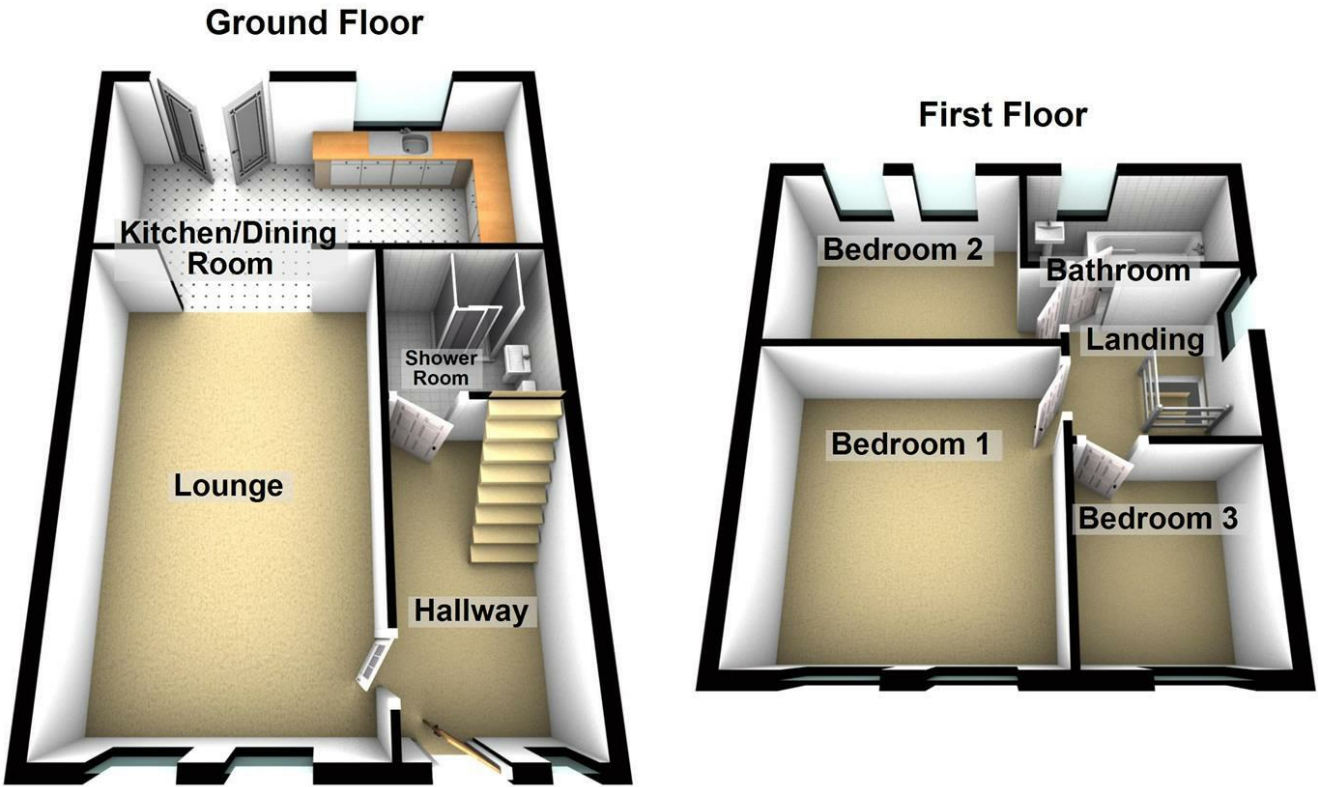
Traditional

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		87
(81-91) B		
(69-80) C	72	
(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