



66 Exeter Road , WallSEND, NE28 9HQ

** 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. **

** STUNNING SEMI DETACHED HOUSE WITH FOUR DOUBLE BEDROOMS ** EN-SUITE TO MASTER **

** MODERN KITCHEN WITH INTEGRATED APPLIANCES ** GARAGE WITH ELECTRONIC DOOR **

** OFFICE/PLAYROOM ** SPACIOUS LOUNGE/DINING ROOM ** ON SITE PARKING FOR TWO VEHICLES

** LOVELY FAMILY HOME ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C **

Price £270,000



- Semi Detached House - Four Double Bedrooms
- Modern Kitchen With Integrated Appliances
- Beautifully Presented Throughout
- En-Suite To Master Bedroom
- Office/Playroom
- Freehold - Council Tax Band B
- Spacious Lounge/Dining Room
- Garage & Parking For Two Vehicles
- Energy Rating C units and is plumbed for washing machine. There is also direct access from the garage into the property.

Hallway

Double glazed composite entrance door, stairs to the first floor landing, tiling to floor, radiator and door giving access to the garage.

Office/Study

8'11" x 8'9" (2.72 x 2.67)
Double glazed window, radiator.

Lounge Area

16'11" x 10'10" (5.17 x 3.32)
Double glazed window and door leading out to the rear garden, wood flooring, inset living flame effect gas fire, vertical radiator. Open plan to dining area.

Dining Area

13'1" x 12'9" (4.00 x 3.90)
Double glazed window, wood flooring, vertical radiator, storage cupboard.

Kitchen

12'11" x 12'4" (3.94 x 3.77)
Fitted with a range of wall and base units with work surfaces over, integrated double oven, induction hob with extractor hood over, integrated fridge/freezer, dishwasher and microwave, 1.5 bowl sink unit. Double glazed window and door leading to the rear garden, tiling to floor.

Landing

Double glazed window, storage cupboard and access to the loft which has pull down ladders, lighting and is part boarded.

Bedroom 1

13'9" x 11'3" (4.21 x 3.44)
Double glazed window, fitted wardrobes, wood flooring, radiator.

En-Suite

8'11" x 2'7" min (2.73 x 0.79 min)
Comprising; shower cubicle, WC, wash hand basin, tiling to walls and floor and ladder style radiator.

Bedroom 2

12'10" x 12'4" (3.93 x 3.77)
Double glazed window, radiator.

Bedroom 3

12'5" x 11'5" (3.80 x 3.49)
Double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom 4

12'4" x 9'4" (3.76 x 2.86)
Double glazed window, fitted wardrobes, radiator.

Bathroom

10'4" x 8'7" (3.17 x 2.63)
Fitted with a four piece suite comprising; bath, shower cubicle, WC and bidet with fitted furniture surrounding, and wall mounted wash hand basin. double glazed window, part tiled walls, tiling to floor, spotlights to ceiling and ladder style radiator.

Garage

16'3" x 10'3" (4.97 x 3.14)
The garage has an electronic door, power points and lighting. There is also a utility area which has wall and base

External

Externally the front of the property is block paved and provides on site parking for two vehicles. There is a lovely garden to the rear which has lawn, planted beds and a paved patio area.

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>

EE-Good outdoor, variable in-home
O2Good outdoor
Three-UK-Good outdoor
Vodafone_Good outdoor

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

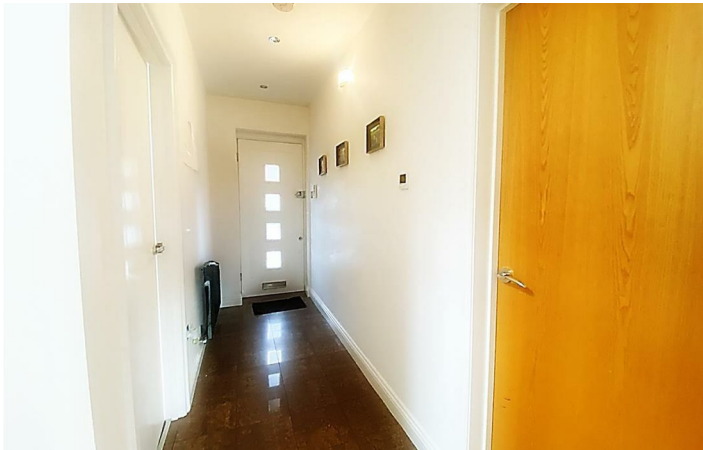
FLOOD RISK:

Yearly chance of flooding:
Surface water: Medium..
Rivers and the sea: Very low.

CONSTRUCTION:

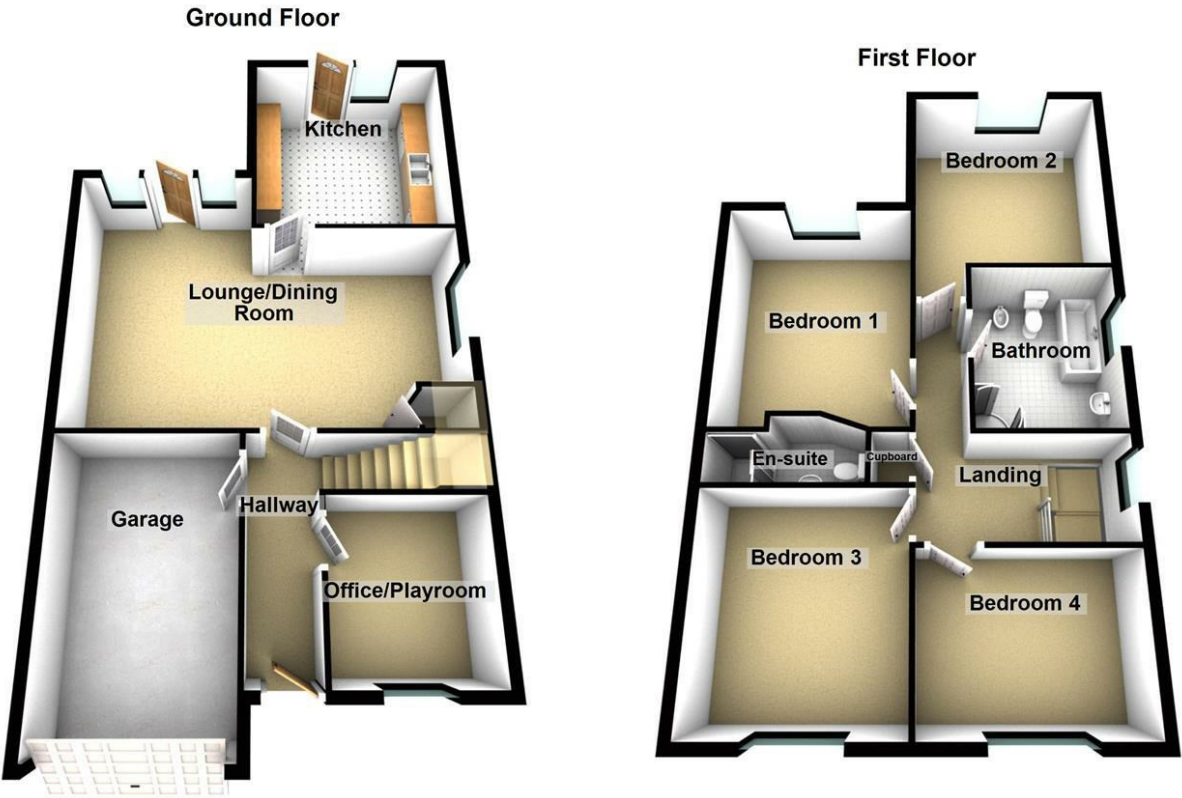
Traditional
This information must be confirmed via your surveyor and legal representative.







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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	82
EU Directive 2002/91/EC		