



## 89 Queens Crescent , Wallsend, NE28 8DR

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*

MODERN REFITTED BATHROOM \*\* OFF STREET PARKING TO FRONT \*\* SOUTH FACING REAR GARDEN \*\*

POPULAR LOCATION CLOSE TO LOCAL AMENITIES \*\* EXCELLENT ROAD LINKS \*\* GREAT STARTER HOME \*\*

FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

Price £169,950

# 89 Queens Crescent

, Wallsend, NE28 8DR



- Three Bedroom Semi Detached House
- South Facing Rear Garden
- Council Tax Band A
- Beautifully Presented
- Off Street Parking
- Freehold
- Modern Kitchen & Bathroom
- Sought After area
- Energy Rating C

## Hallway

## Lounge

16'3" x 11'11" (4.96 x 3.63)

## Kitchen

9'7" x 8'5" (2.93 x 2.57)

## Bathroom

8'11" x 4'10" (2.72 x 1.47)

## Landing

## Bedroom 1

11'5" x 11'0" (3.47 x 3.36)

## Bedroom 2

13'1" x 9'1" (3.98 x 2.76)

## Bedroom 3

8'4" x 7'11" (2.53 x 2.41)

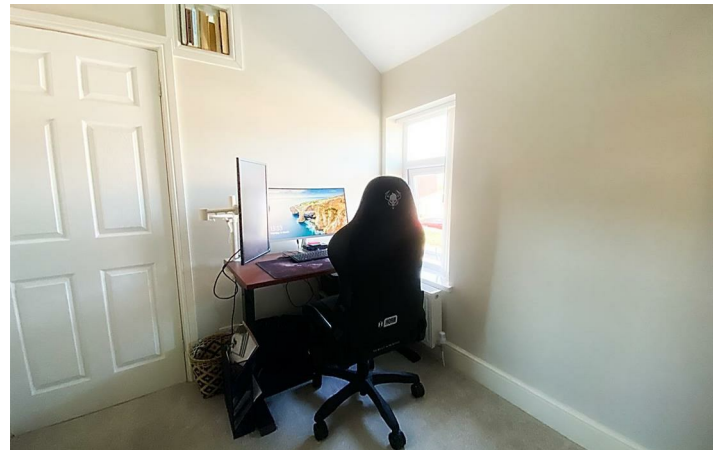
## External

## Broadband



## Directions





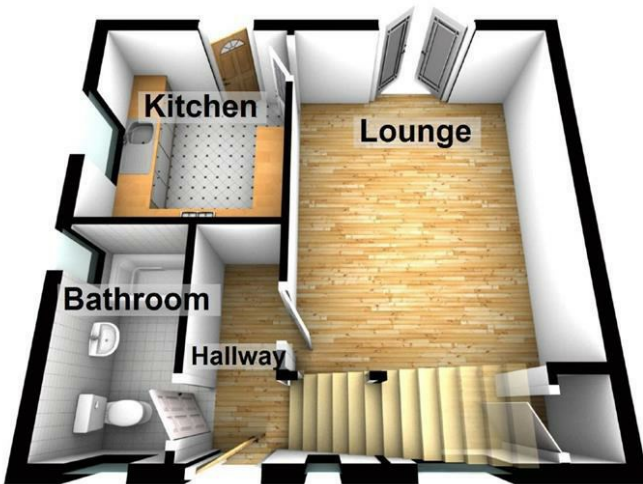






# Floor Plan

## Ground Floor



## First Floor



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 firm's 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			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	