



9 Sandhoe Walk

Dilston Grange, Wallsend, NE28 6JL

** 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 **

** STUNNING FIVE BEDROOM DETACHED HOUSE ** FANTASTIC MODERN KITCHEN/DINING/FAMILY ROOM **

TWO EN-SUITES & FAMILY BATHROOM ** DOWNSTAIRS WC ** OFFICE ** GARAGE & OFF STREET PARKING **

LOVELY WEST FACING LOW MAINTENANCE REAR GARDEN WITH HOT TUB ** BEAUTIFULLY PRESENTED **

CHAIN FREE ** COUNCIL TAX BAND D ** ENERGY RATING C ** FREEHOLD **

Price £349,950

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- Five Bedroom Detached House
- Office - Downstairs WC
- Beautifully Presented - Chain Free
- Two En-Suites & Family Bathroom
- Garage & Off Street Parking
- Freehold - Council Tax Band D
- Modern Kitchen/Dining/Family Room
- West Facing Rear Garden With Hot Tub
- Energy Rating C

Hallway

Lounge

15'7" + bay x 10'11" (4.76 + bay x 3.35)

Office

9'0" x 8'8" (2.76 x 2.66)

WC

4'5" x 3'1" (1.36 x 0.94)

Kitchen

12'3" x 12'1" (3.74 x 3.70)

Dining Area

10'11" x 7'11" (3.35 x 2.43)

Family Area

11'11" x 10'3" (3.64 x 3.13)

First Floor Landing

Bedroom 2

12'5" + bay x 10'10" (3.81 + bay x 3.32)

En-Suite

6'9" x 3'10" (2.08 x 1.17)

Bedroom 3

11'0" x 8'6" (3.36 x 2.61)

Bedroom 4

9'1" x 8'4" (2.77 x 2.55)

Bedroom 5

8'4" x 8'0" (2.55 x 2.44)

Family Bathroom

7'11" x 6'1" (2.43 x 1.86)

Second Floor Landing

Master Bedroom

14'8" x 14'2" (4.49 x 4.33)

En-Suite

9'3" x 7'8" max (2.84 x 2.34 max)

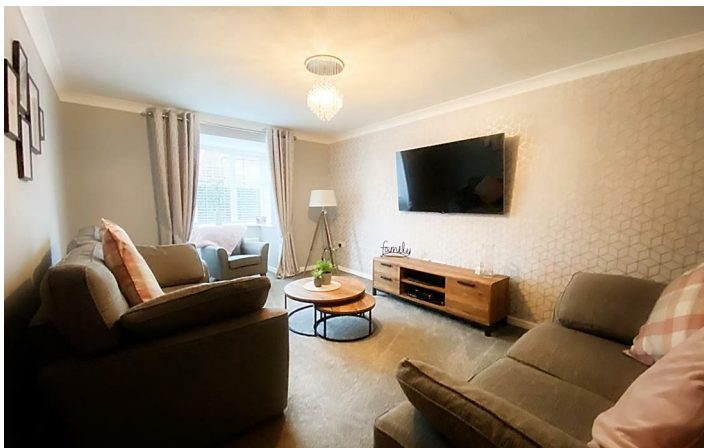
Garage & Parking

External

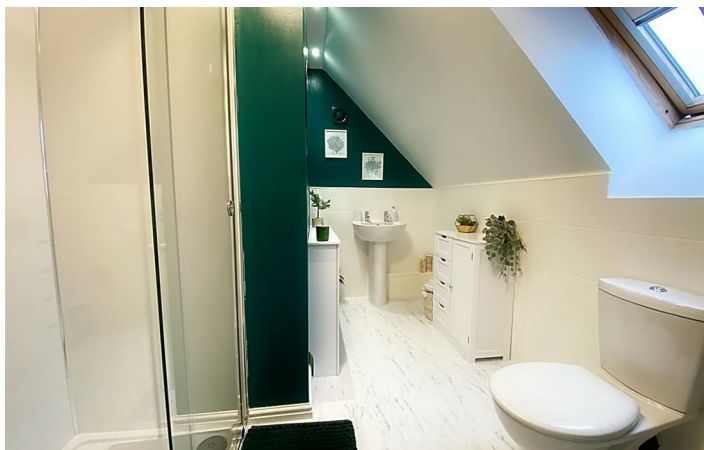
Broadband



Directions

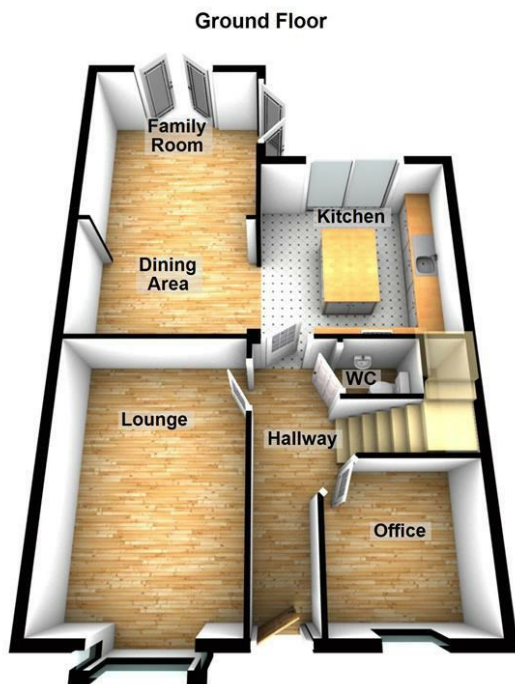








Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

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			
		79	87
England & Wales		EU Directive 2002/91/EC	