

BRUNTON

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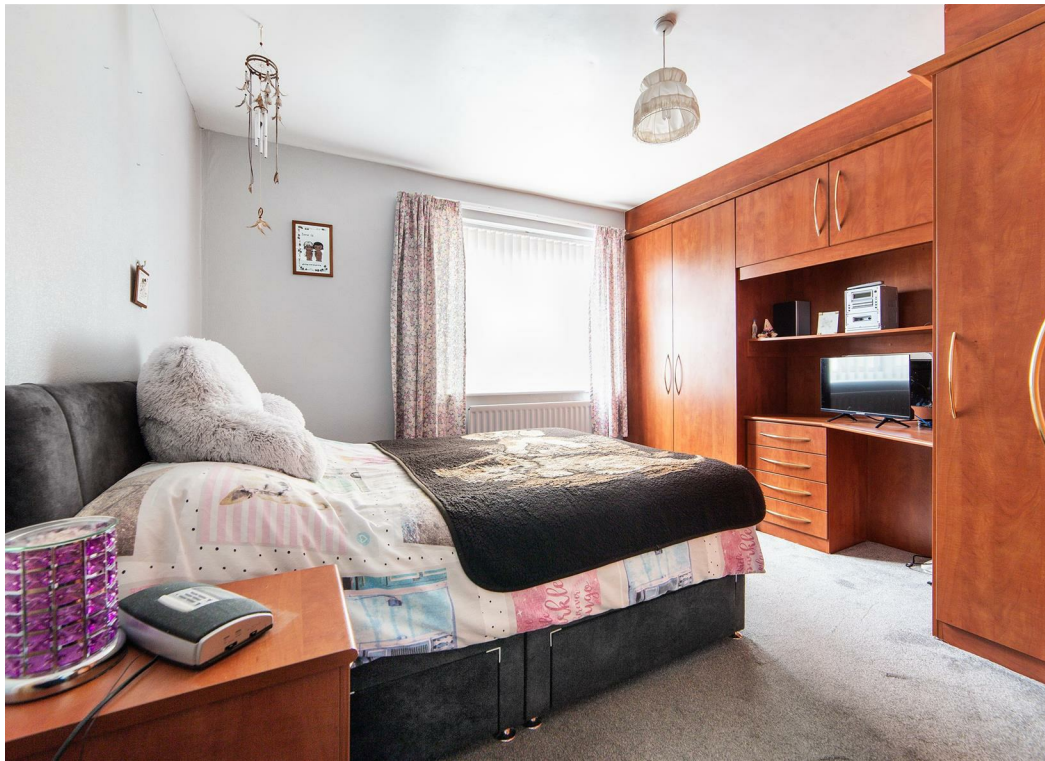
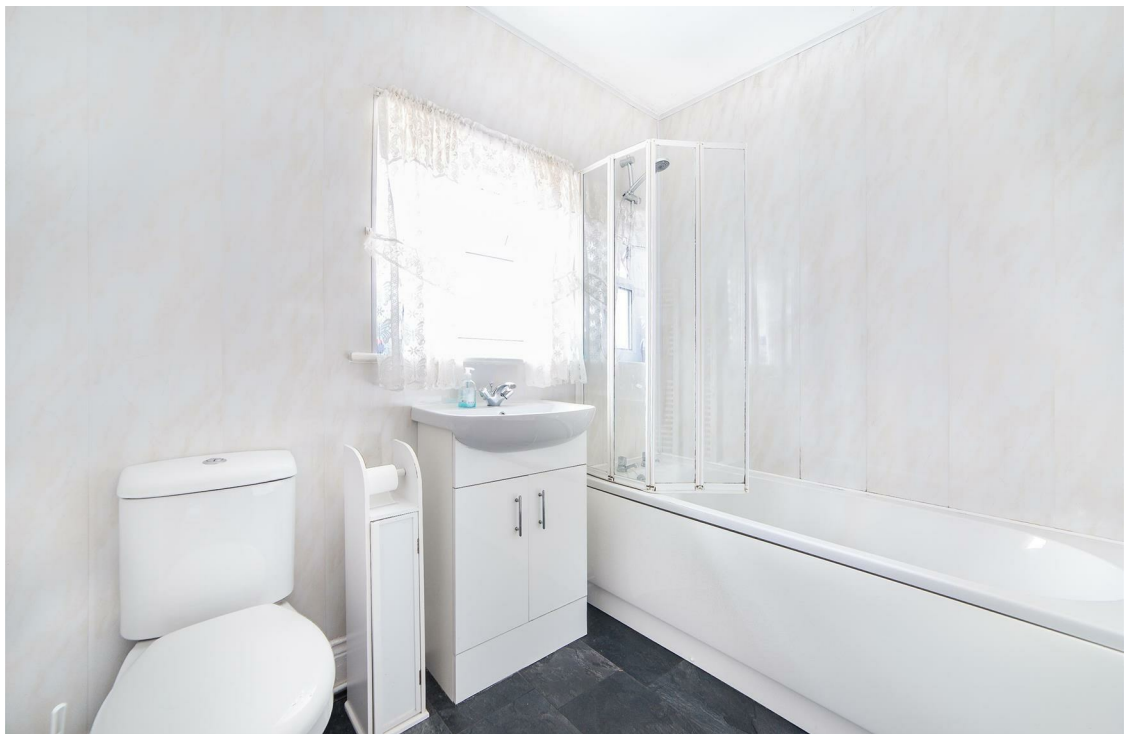
ST. OSWALDS ROAD, WALLSEND

Offers Over £170,000

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Delightful Semi-Detached Family Home Boasting Three Double Bedrooms, 19ft Front-to-Rear Dual-Aspect Lounge/Diner, Family Bathroom plus Separate Ground Floor WC, Positioned on an Extensive Corner Plot with Substantial South Facing Lawned Rear Garden, Paved Seating Area and Off-Street Parking.

This delightful family home is ideally located on St. Oswald's Road, Wallsend. St. Oswald's Road, which is tucked just off from St. Peter's Road, is perfectly placed to provide easy access to the Coast Road, offering transport links by road to the Coast, Newcastle City Centre and beyond.

Positioned just a stones throw from St. Peter's allotments, the property is also situated close to the excellent local amenities of Wallsend, as well as local schooling with excellent transport links via Wallsend and Hadrian Road Metro Station available just a short walk away.



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The accommodation briefly comprises, entrance hall with access to the staircase leading to the first floor, an under-stairs storage cupboard and 19ft dual aspect lounge/diner to the left hand side enjoying light from both front and rear aspects and benefitting from a feature fireplace.

At the very rear of the property lies the kitchen which enjoys a range of fitted wall and base units and benefits from tiled floors and a pleasant view of the rear garden. Adjacent the kitchen is a ground floor WC complete with hand wash basin, heated towel rail and tiled flooring.

To the first floor the landing gives access to three double bedrooms and a family bathroom. The principal bedroom, located at the front of the property, is a generous double and enjoys an expanse of fitted wardrobes. The two rear-facing bedrooms also enjoy views over the garden, with bedroom three also benefitting from a fitted storage cupboard.

The family bathroom completes the accommodation on this level and offers a three-piece-suite with shower over the bath and tiled flooring.

Externally, to the rear, the property has an extensive south facing garden laid mainly to lawn, enclosed by fencing, and complemented by a large paved seating area. To the front, the property enjoys gated access, with off-street parking for up to three vehicles, and a shed for additional storage.

Fully double glazed with gas central heating throughout, this fantastic property with an impressive plot simply demands early inspection!

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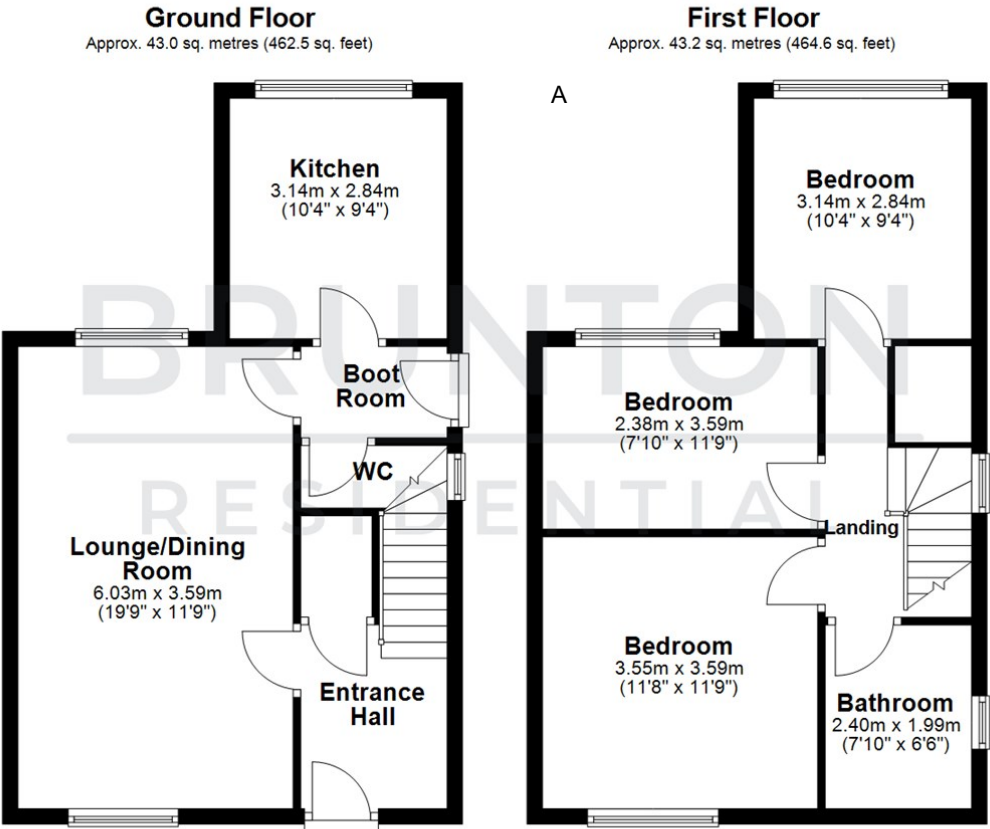
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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		
	70	76
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		