

Asking price of £270,000

Coquet Gardens, Wallsend, NE28



- Three bedroomed house
- Gas combi heating
- Luxury ensuite to main bedroom
- Dressing room (could be bedroom 4)
- Superb re-modelled kitchen
- Ground floor w.c.
- Double glazing
- Immaculate throughout
- Family bathroom

This fantastic three bedroomed end link house offers style and space over two floors which is presented in immaculate order throughout. The house has been upgraded by the present owners to offer a luxurious standard of living, with an emphasis on clean minimalist decor.

With gas central heating and double glazing the property has a respectable C rating for energy performance. Other attractions include the stunning fitted kitchen, and superbly re-fitted main bathroom and ensuite. The dressing room could be re configured as a fourth bedroom if needed. Externally the house has a driveway to the

front and professionally landscaped garden to the rear designed especially to be low maintenance. Energy rating C. Council tax band C. Freehold.

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Hallway

With radiator.

Ground floor w.c.

With radiator, wash basin and w.c.

Living room

With radiator. Open plan to :

Dining room

Radiator

Breakfasting kitchen

Radiator. Superbly re fitted with a range of fitted units. Integrated electric hob, oven, extractor, washer and dryer, dishwasher, wine fridge. Gas boiler. Door to rear garden. Open plan to :

Side reception hallway

With fitted cupboards and radiator. Door leading out to front driveway.

First floor landing

Cupboard. Superb glass and steel ballustrading. Access to loft.

Main bedroom

With radiator. Door to :

Luxury ensuite

With radiator, walk in shower, wash basin and w.c.

Bedroom two

Radiator.

Bedroom three

With radiator and fitted robes, cupboards and dressing table.

Dressing room

With radiator and fitted robes.

Bathroom

With radiator. Luxury suite with shower over bath, wash basin and w.c.


Outside

Immaculate driveway and small garden area to front. Landscaped rear garden with astro turf lawn, patio areas. Perfect for summer barbeques.

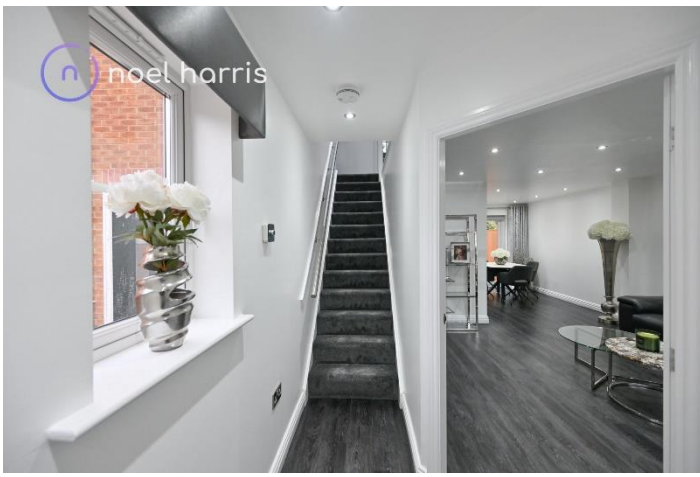
Utilities

Mining

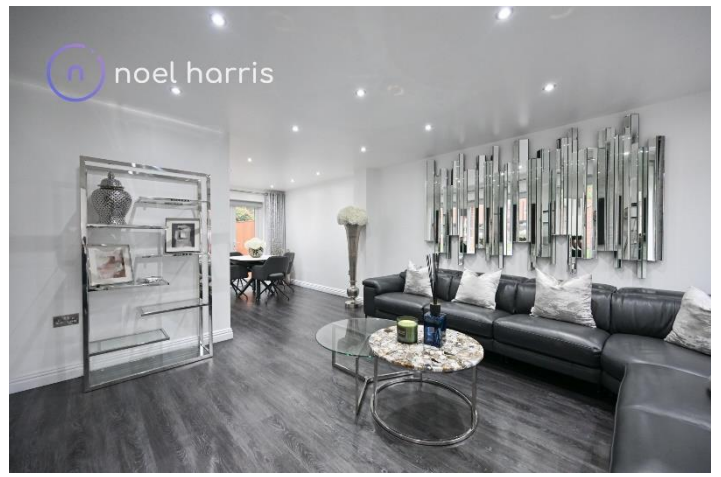
The house is not known to be affected by mining but due to the rich mining heritage of the North East your conveyancer must check this prior to exchange of contracts.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

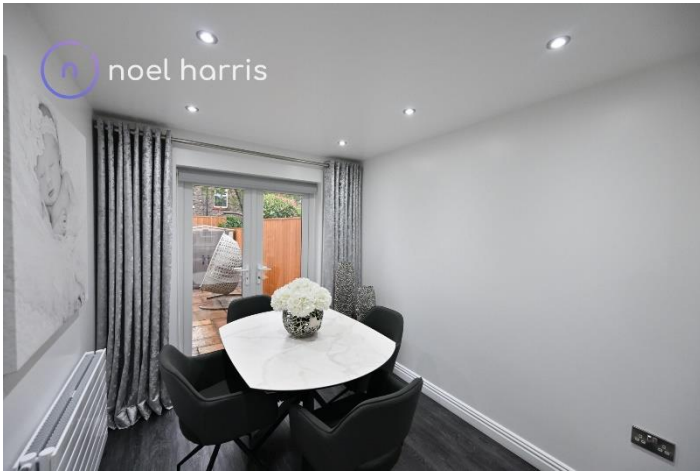




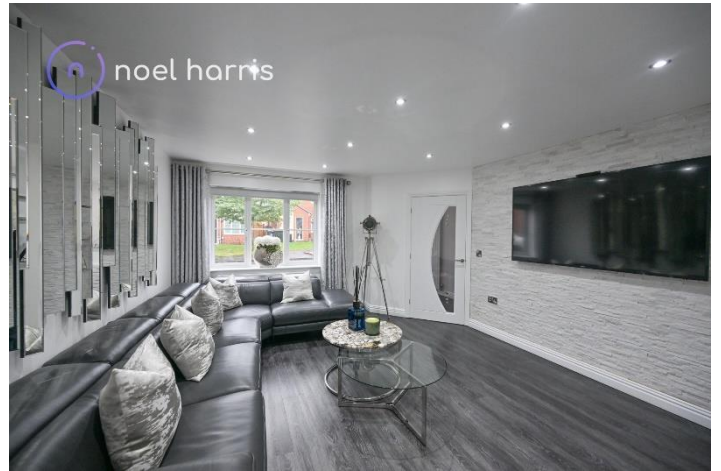
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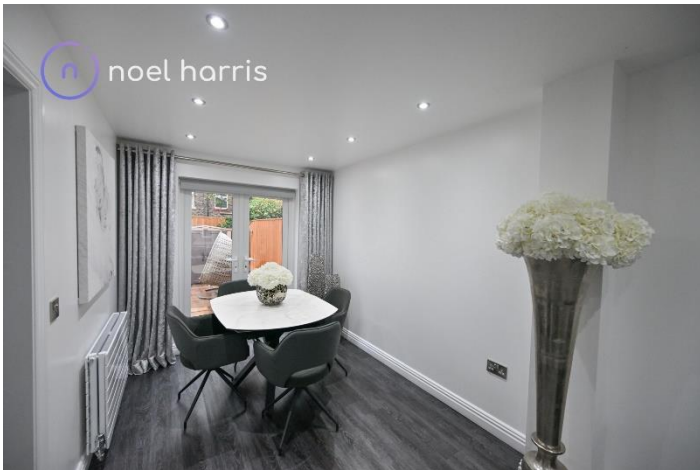
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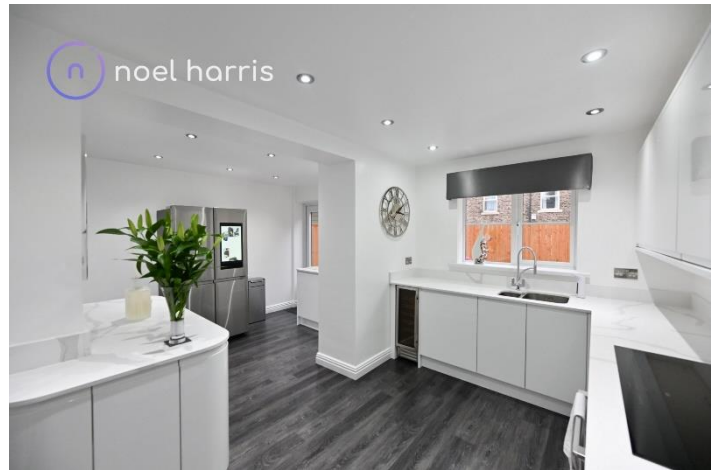
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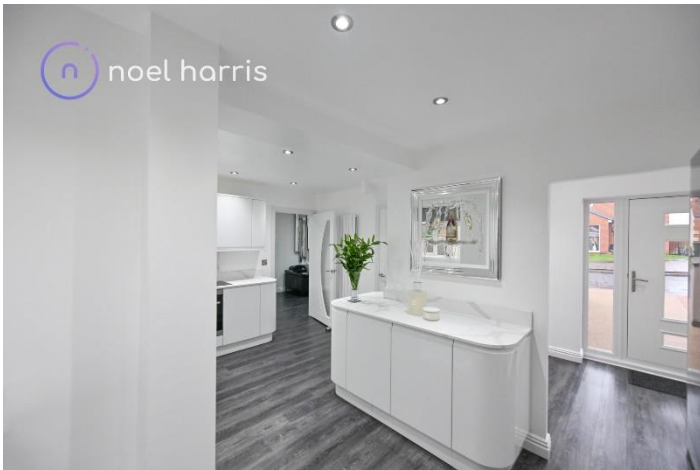
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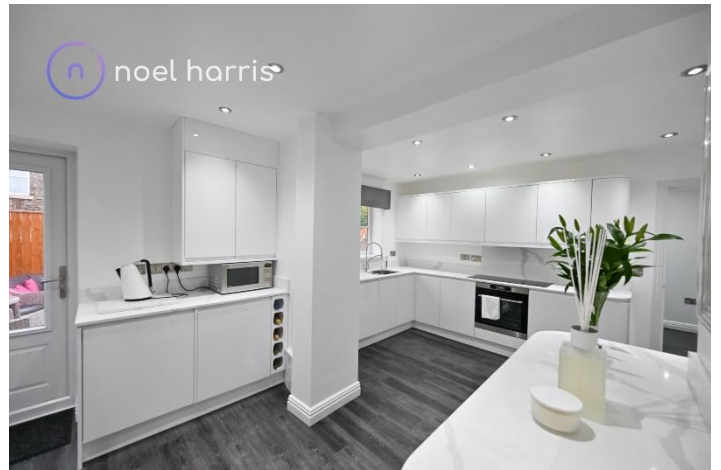
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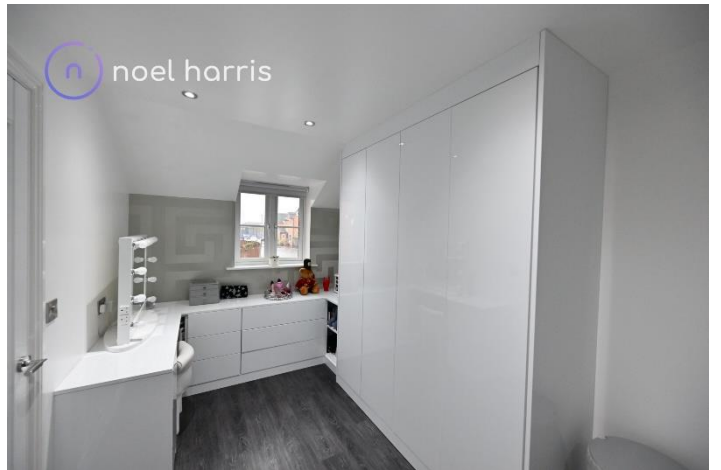
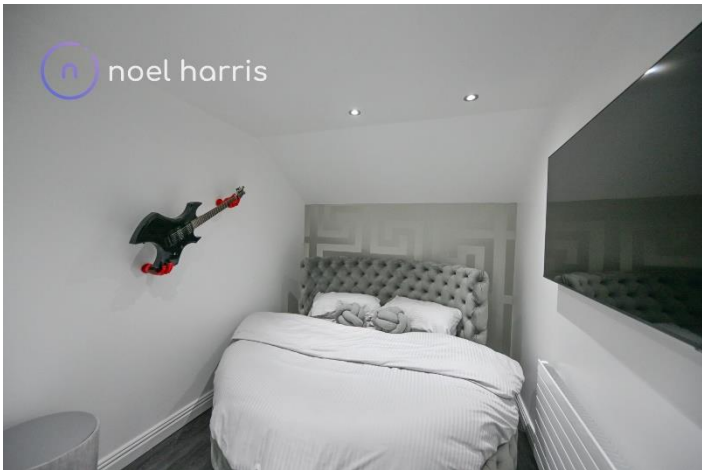
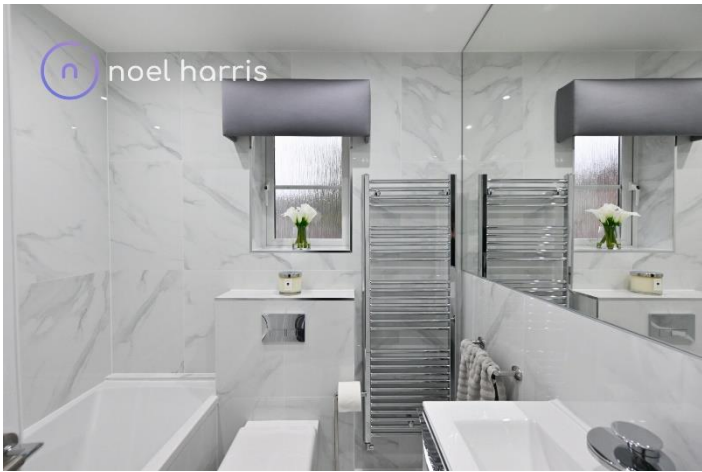
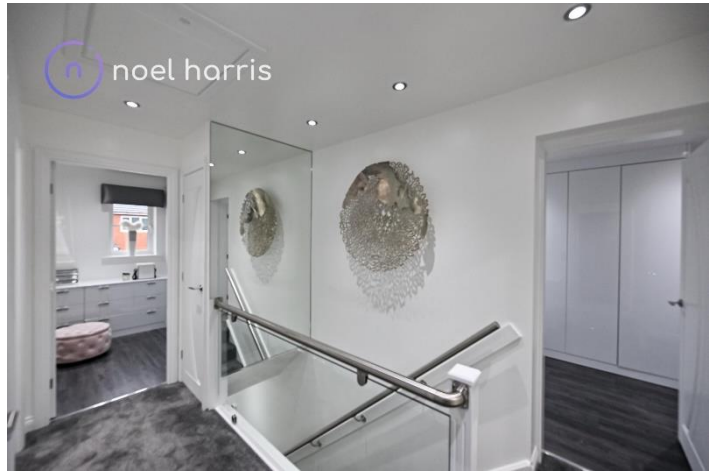
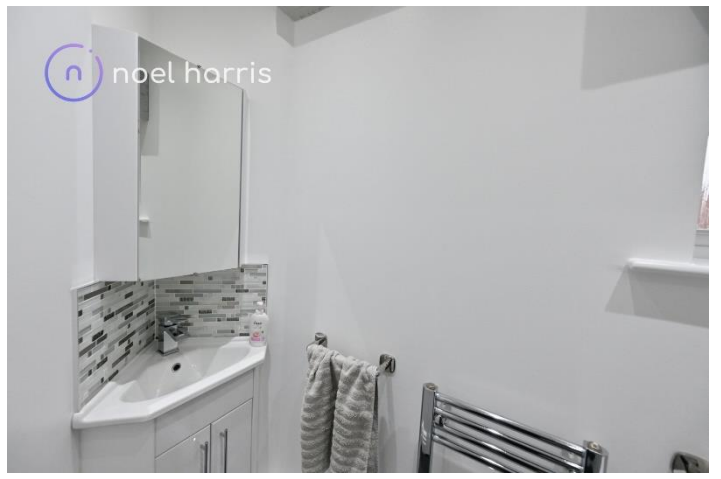
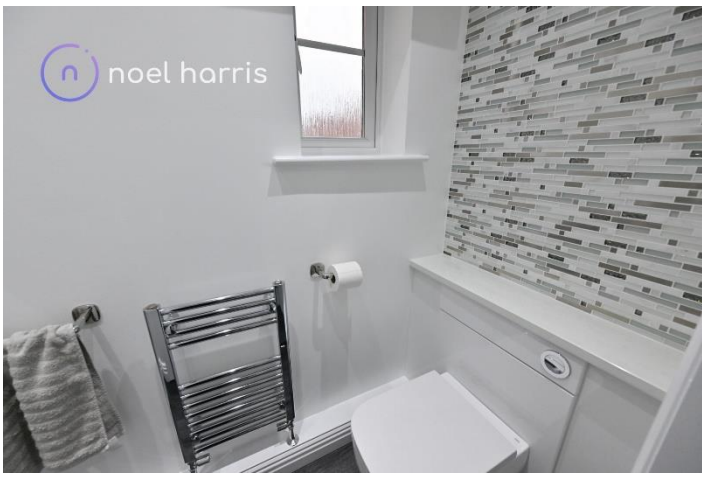
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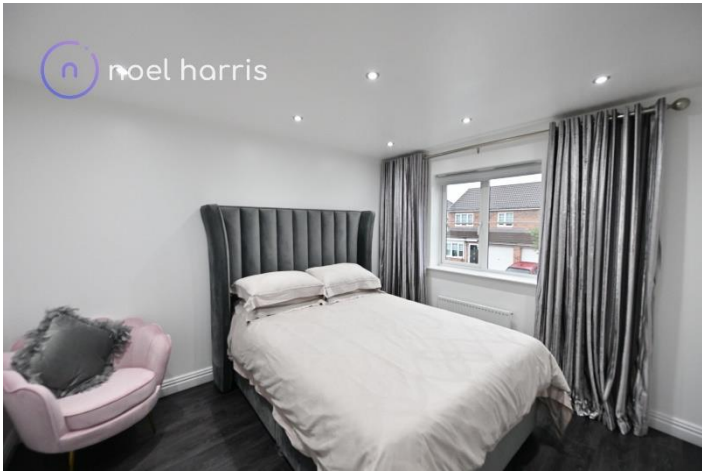




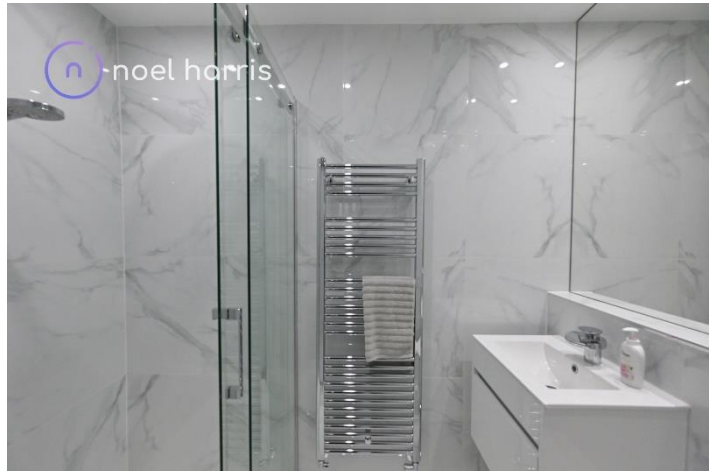
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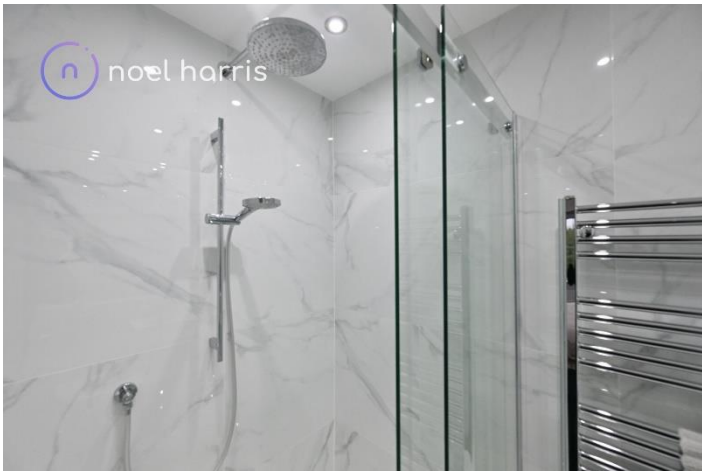
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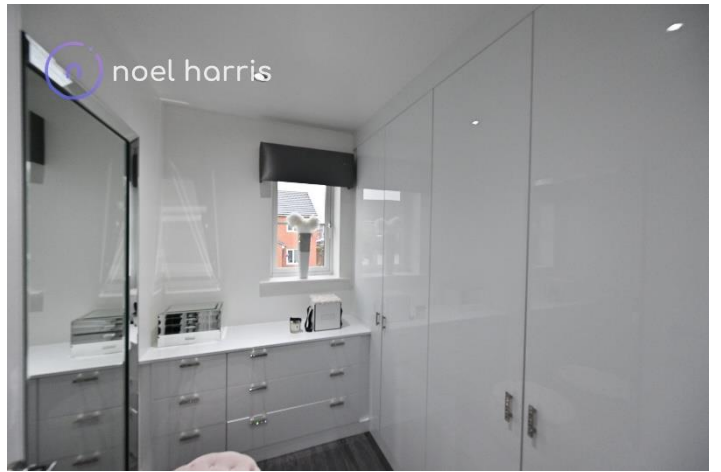
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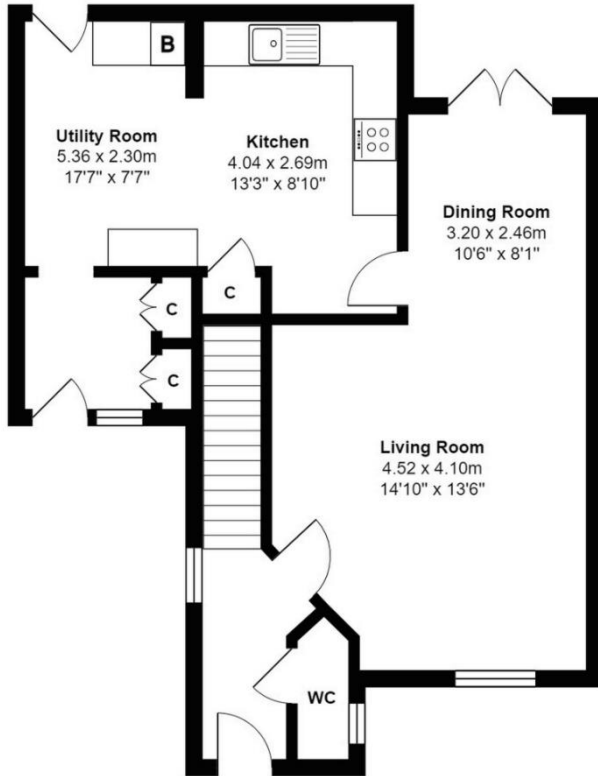
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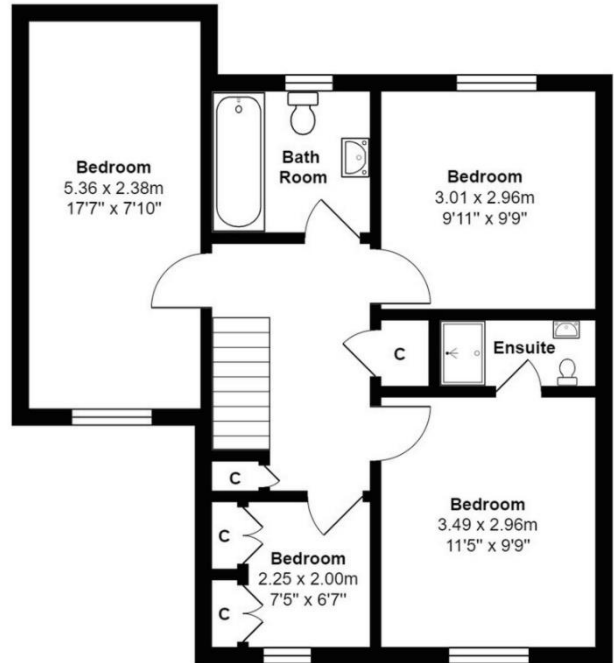
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Coquet Gardens



Ground Floor



First Floor

Total Area: 114.3 m² ... 1230 ft²

All measurements are approximate and for display purposes only

Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

Spaceworks, Benton Park Road, South Gosforth, Newcastle upon Tyne, Tyne and Wear, NE7 7LX T: 01914862029 E: noel@noelharris.co.uk W:
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.