







2



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- Popular Location
- Semi Detached Home
- Off Street Parking
- Council Tax Band \*A\*
- Viewing Recommended
- Two Double Bedrooms
- Front and Rear Gardens
- Ideal First Time Buy
- Freehold
- Call For More Information







This charming, two-bedroom, semi-detached home is located on O'Hanlon Crescent, in a popular area of Wallsend. The property will appeal in particular to first time buyers.

The location is close to a wealth of local amenities including, shops, schools, parks, and handy public transport links, with further facilities being offered in Newcastle city centre.

Internally the accommodation briefly comprises to the ground floor: - entrance hallway, lounge with bay window and kitchen with fitted units and access to the rear lobby which leads to the garden. The family bathroom/w.c. is also on the ground floor and features a shower over the bath and under sink storage. To the first floor there are two double bedrooms. The property further benefits from gas central heating and double glazing.

Externally, there is a garden to the front and a paved driveway for off street parking. There is also a generous, split-level garden to the rear with a decked area, patio and lawn.

For more information on this property and to book your viewing, please call our High Heaton office on 0191 270 1122.

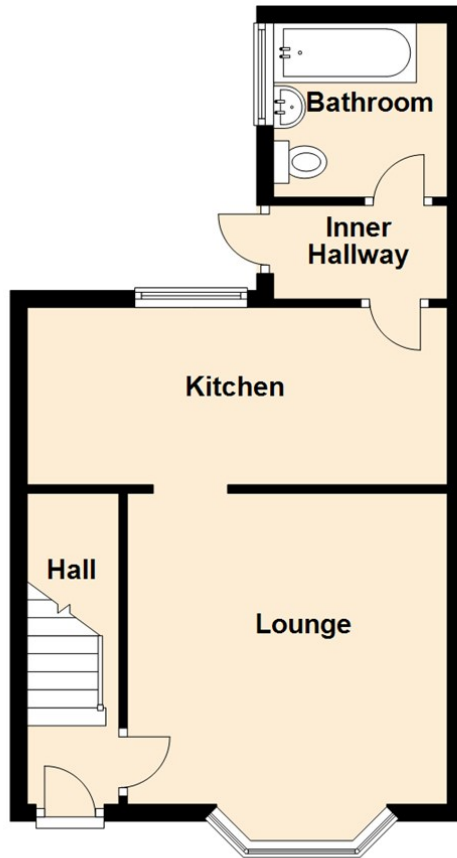
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative. The property has no onwads chain.

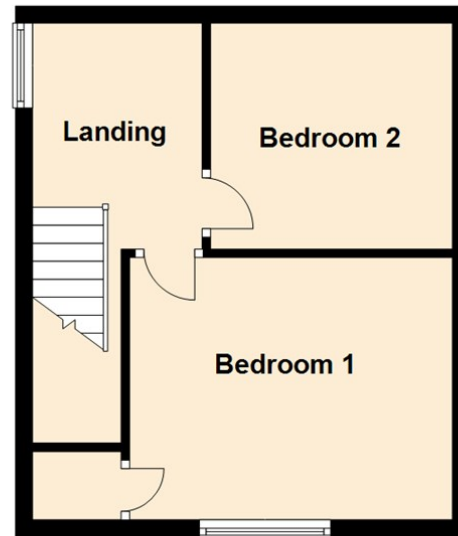
Council Tax band \*A\*



## Ground Floor



## First Floor



Lounge 12'0" x 11'4" (3.67 x 3.47)

Kitchen 16'3" x 6'10" (4.96 x 2.09)

Bedroom One 9'6" x 13'0" (2.90 x 3.97)

Bedroom Two 9'6" x 8'10" (2.90 x 2.71)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## The difference between house and home

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