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Bourtree Close

Wallsend, NE28 9AA

Asking Price £310,000



Three bedroom detached family home, with gardens to front and rear, driveway and garage. Finished to a high, modern standard with entertaining/dining/kitchen space and separate living room, as well as office/utility and ground floor wc. To the first floor there are two double and one large single bedrooms; and a shower room. The property benefits from gas central heating; solar panels and double glazing.



Exterior

With lawn and driveway to the front of the property.

Porch 8'5" x 3'2" (2.58 x 0.98)

Tiled entrance vestibule accessed via the glazed uPVC front door, with French doors through to:

Hallway 6'5" x 12'6" (1.97 x 3.83)

Welcoming entrance way with access to the living space and stairs to the first floor accommodation

Dining Space 13'2" x 25'1" (4.02 x 7.66)

Accessed via the hallway, this space is perfect for entertaining and flows into the spacious:

Kitchen 9'3" x 8'2" (2.83 x 2.5)

L-shaped space with modern integrated kitchen incorporating appliances and plenty of storage space. With French doors to the rear garden.

Living Room 13'2" x 25'1" (4.02 x 7.66)

Accessed via French Doors from the living space, this more cosy sitting room also has bay to front aspect, as well as overlooking the rear garden.

Utility Room/Home Office 7'2" x 14'1" (2.2 x 4.31)

This versatile space is ideal for play, study or hobbies, or indeed just as a utility room.

Downstairs WC 3'2" x 4'5" (0.98 x 1.37)

Accessed via the office/utility.

Garage

Single garage

Landing 8'5" x 8'1" (2.58 x 2.48)

With window to the side aspect on the return

Master Bedroom 11'2" x 12'0" (3.41 x 3.68)

Sizable room with window to the front aspect.

Second Bedroom 11'2" x 8'8" (3.41 x 2.65)

Smaller double bedroom with window to the rear aspect.

Third Bedroom 8'5" x 6'9" (2.58 x 2.07)

Located at the front of the property, a good-sized single.

Main Shower Room 8'5" x 5'5" (2.58 x 1.67)

Stylish modern room with window to the rear aspect, fitted with low-level wc, cabinet handwash basin and shower enclosure.

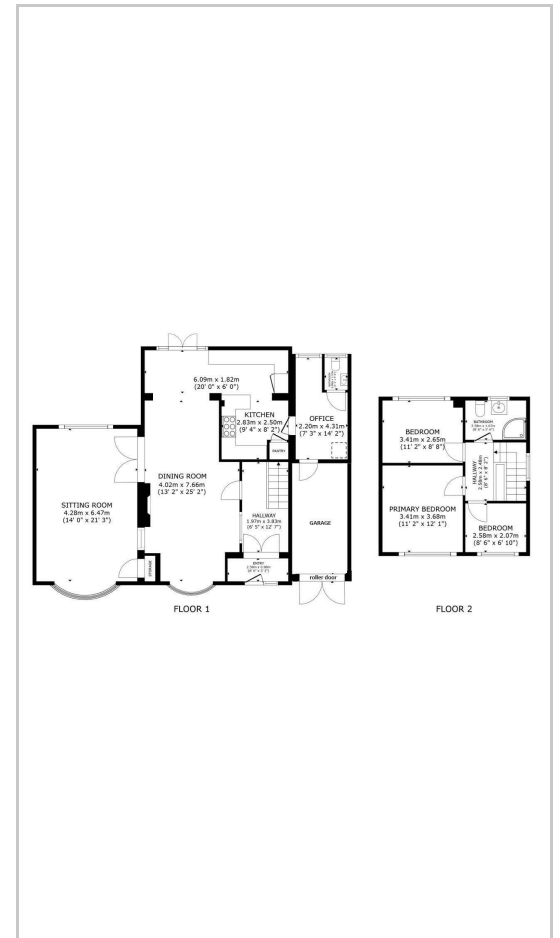
Rear Garden

Pleasant enclosed garden to the rear of the property, with patio and lawn.

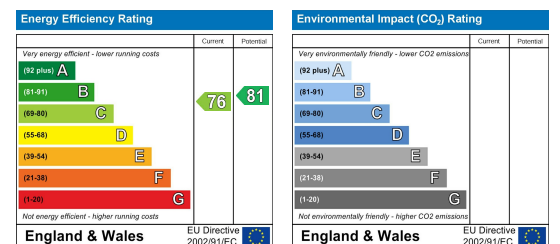
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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