



# Northumberland Terrace, Wallsend



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



### Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £169,950

## Description

SPACIOUS & REFURBISHED THREE BEDROOM MID TERRACE PROPERTY IN WALLSEND, WITH EXCELLENT TRANSPORT LINKS

Brannen & Partners welcomes to the market this spacious three bedroom property situated in Wallsend, close to excellent transport links. Benefitting from a well presented living room, ample kitchen diner, utility room, downstairs shower room, three good sized bedrooms, modern family bathroom and a private rear yard.

Briefly comprising: Entrance vestibule into a generous size hallway with stairs to the first floor and access to all principal rooms of the ground floor. The well presented living room has a large bay window overlooking the front of the property and a focal fireplace with an electric fire. Period features of the ceiling cornicing and panelling to the window have been restored. Progressing down the hallway, the bright and ample kitchen diner offers an island layout, incorporating seating for six. The thoughtful yet contemporary design integrates an eye level oven, electric hob, extractor hood, dishwasher, fridge freezer and sink, as well as plenty of storage. The utility continues the kitchen's grey cabinetry and stone worktops, paired with under counter space for appliances and access to both the shower room and rear yard. Benefitting from W.C, walk in rainfall shower, heated towel rail and vanity wash basin with storage, the downstairs shower room features smart monochrome style with black fixtures and marble effect tiles.

Upon the first floor, the T shaped landing creates an open feel. To the right of the stairs, the substantial primary bedroom is positioned initially, housing fitted wardrobes providing storage. To the rear of the home, there is a modern tiled family bathroom benefitting from bath with shower overhead, W.C, pedestal hand basin, and integral storage cupboard. The further two bedrooms overlook the front of the property. Both versatile spaces, the second bedroom is currently used as a guest bedroom, whilst the third bedroom presents the ideal home office.

Externally to the rear, is a large uninterrupted private yard with convenient access to the rear lane, and to the front is a town garden with hedge boundary for privacy.

This property is ideally situated for local amenities and transport links, as well as offering easy access to major road links. Silverlink Shopping Park is within easy reach offering a good selection of high street shops.

## Entrance Vestibule

### Hall

11'3" x 3'6"

### Living Room

12'4" x 11'6"

### Kitchen Diner

12'7" x 13'2"

### Utility Room

4'5" x 5'4"

### Downstairs Shower Room

5'7" x 5'5"

### Landing

### Bedroom One

13'7" x 12'0"

### Bathroom

8'2" x 5'9"

### Bedroom Two

12'6" x 7'9"

### Bedroom Three

9'1" x 6'3"

### Rear Yard

### Tenure

Freehold

