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property retailers
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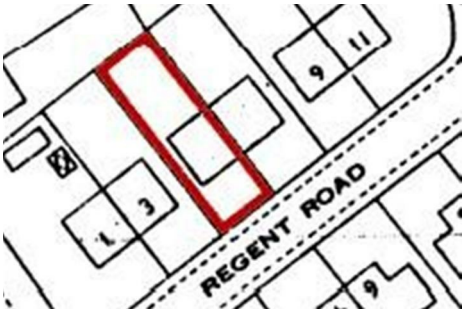


5 Regent Road

, Wallsend, NE28 8DP

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

POPULAR LOCATION • THREE GOOD SIZE BEDROOMS • SEMI DETACHED HOUSE • MODERN KITCHEN

SPACIOUS BATHROOM • DOUBLE DRIVEWAY • CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK • COAST ROAD 3 MIN WALK

COUNCIL TAX BAND A • ENERGY RATING D • FREEHOLD

Offers Over £185,000

3 1 1 D

- Great First Buy
- Modern Kitchen
- Three Good Sized Bedrooms
- Spacious Bathroom
- Double Driveway
- Close to Local Amenities, Schools and Transport Links
- Freehold
- Council Tax Band A
- Energy Rating D

Entrance Lobby

Laminate flooring, radiator, access to lounge and stairs to first floor accommodation.

Lounge

14'5" x 14'3" max (4.41 x 4.36 max)
Double glazed bow window, laminate flooring, inset fireplace, picture rail, storage cupboard and access to kitchen/diner

Kitchen/Diner

9'10" x 9'8" (3.02 x 2.97)
Double glazedc window and French Doors to rear, laminate flooring, radiator. Fitted with range of modern wall and base units with complimentary work surfaces, part tiled walls, sink unit, built n oven and gas hob with overhead extractor hood and plumbed for washing machine. Access to bathroom.

Bathroom

9'8" x 6'2" (2.97 x 1.88)
Good size bathroom. double glazed window, radiator, fully tiled walls and floor. Fitted with "P" shape bath with overhead shower, wc and wash hand basin set in vanity unit.

First Floor Landing

Double glazed window, loft access, storage cupboard and cess to bedrooms.

Bedroom 1

13'1" x 11'4" (4.00 x 3.47)
Front Elevation. Double glazed window, picture rail and radiator.

Bedroom 2

12'9" x 8'9" (3.91 x 2.69)
Rear Elevation. Two Double glazed windows, picture rail and radiator.

Bedroom 3

9'10" x 7'4" (3.01 x 2.25)
Front Elevation. Double glazed window, picture rail, radiator and cupboard.

External

To the front of the property there is a double driveway. To the rear of the property there is a lovely garden wth two storage sheds. We have been advised by seller one is 16" x 8" with greenhouse attached to side 7" x 8" and 31" x 6" (these are approximate mesurements)

Material Information

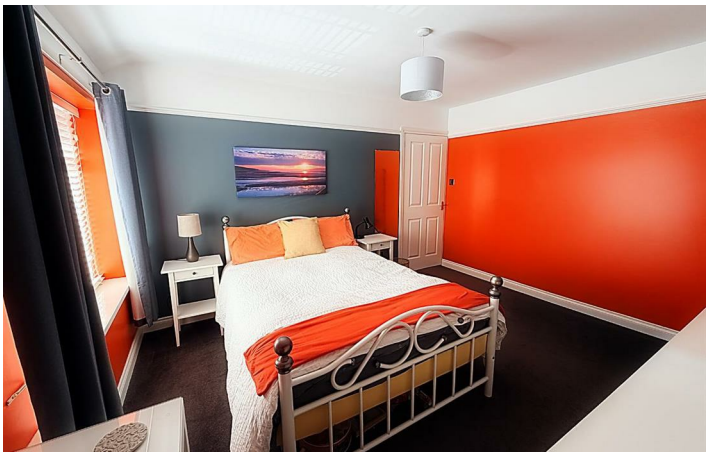
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

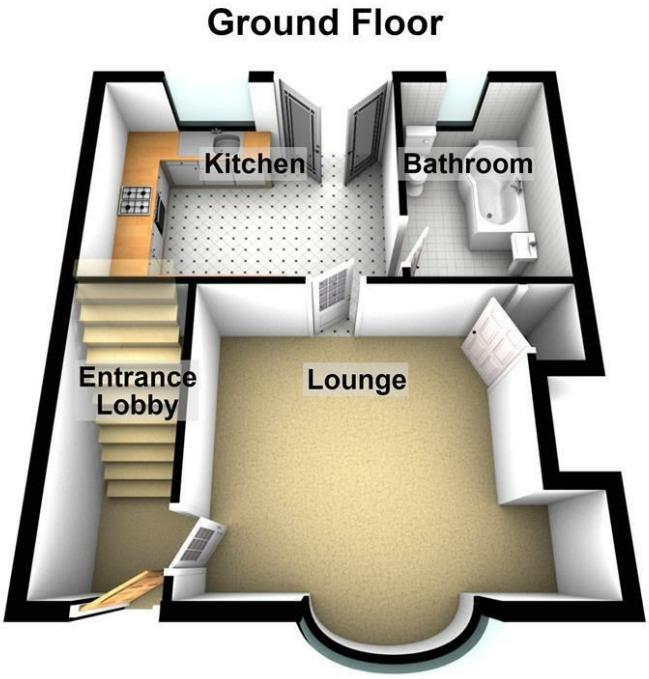
There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

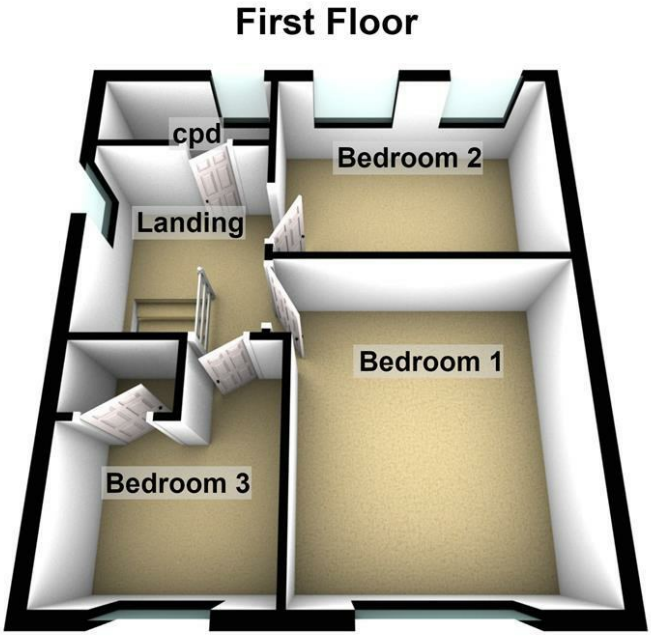
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

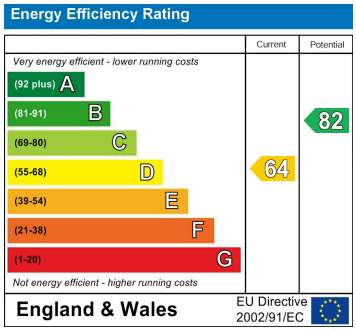


Floor Plan





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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