



137 Bewick Park , Wallsend, NE28 9RY

** GUIDE PRICE £200,000 TO £210,000 ** IMMACULATELY PRESENTED ** RARE TO MARKET **

** CHAIN FREE ** TWO BEDROOM SEMI-DETACHED BUNGALOW ** FREEHOLD ** CONSERVATORY **

** LOW MAINTENANCE REAR GARDEN ** DRIVEWAY PARKING ** COUNCIL TAX BAND C **

** ENERGY RATING D **

Guide Price £200,000



- Guide Price £200,000 to £210,000
- Chain Free and Immaculately Presented
- Two Bedroom Semi Detached Bungalow
- Driveway Parking
- Low Maintenance Front and Rear Gardens
- Conservatory

Freehold Entrance

UPVC door into...

Inner Lobby

5'9" x 4'7" (1.77 x 1.40)

Radiator, cupboard and access to ..

Kitchen

10'11" x 7'3" (3.35 x 2.23)

Double glazed window, UPVC door to rear garden, fitted with range of base and wall units with countertops, sink, electric oven and hob with extractor fan, integrated dishwasher, fridge/freezer and washing machine. Laminate flooring and part tiled walls.

Lounge

16'2" x 11'10" (4.93 x 3.62)

Double glazed bow window, radiator, electric feature fireplace, access to hallway

Hallway

Cupboard, radiator, access to bedrooms and shower room.

Shower Room

6'6" x 6'4" (1.99 x 1.94)

Double glazed window, radiator, fully tiled walls and floor, WC, wash hand basin and shower cubicle.

Council Tax Band C Bedroom 1

12'7" x 8'9" (3.85 x 2.69)

Double glazed window, radiator, built in wardrobes.

Bedroom 2

10'5" x 8'3" (3.18 x 2.52)

Currently being used as dining room. Radiator and French Doors into conservatory.

Conservatory

10'1" x 9'1" (3.09 x 2.78)

Double glazed windows, French doors opening into rear garden.

External

To the front there is a gravelled garden with driveway parking and gated side access to rear garden.

To the rear there is low maintenance garden with decked area.

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

• Energy Rating D differences between the coverage prediction and your experience.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |