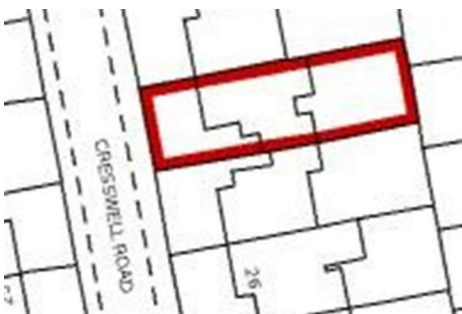




30 Cresswell Road , Wallsend, NE28 8QE

- EXTENDED SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • DRIVEWAY PARKING TO FRONT •
- OPEN PLAN MODERN KITCHEN • BI-FOLD DOORS INTO REAR GARDEN FROM DINING ROOM •
- STORAGE AREA TO SIDE • VERY NICELY PRESENTED AND A FANTASTIC FIRST TIME BUY •
- HIGHLY POPULAR LOCATION CLOSE TO SHOPS, SCHOOLS, BUS SERVICES & ROAD LINKS •
- COUNCIL TAX BAND B • FREEHOLD • ENERGY RATING D •

Offers Over £190,000



- Well Presented Throughout
- Open Plan Kitchen/Diner
- Freehold
- Fantastic First Time Buy or Downsize
- Driveway Parking
- Energy Rating D
- Close to Local Amenities Schools and Transport Links
- Two Double Bedrooms
- Council Tax Band B

Entrance

Composite door into inner lobby

Inner Lobby

Double glazed window, tile effect flooring, stairs to first floor, access to lounge and kitchen/diner

Lounge

14'7" max x 11'2" into bay (4.46 max x 3.41 into bay)

Double glazed bay window, radiator, tile effect flooring and recessed lighting.

Kitchen

9'8" x 8'9" (2.95 x 2.67)

Double glazed window. Fitted with modern range of wall and base units with complimentary work surfaces, sink unit, built in microwave and oven, five ring gas hob with overhead extractor hood and plumbed for washing machine. Tile effect flooring. Open plan to dining area. Recessed lighting.

Dining Area

15'7" x 9'8" (4.77 x 2.95)

Double glazed bi-fold doors, into rear garden, radiator, tile effect flooring an understairs cupboard. Recessed lighting.

First Floor Landing

Tile effect flooring, access to bedrooms and shower room.

Bedroom 1

14'7" x 11'3" (4.46 x 3.43)

Double glazed window, radiator, recessed lighting, storage cupboard and tile effect flooring.

Bedroom 2

10'6" x 9'8" (3.21 x 2.95)

Two double glazed windows, built in wardrobes, recessed lighting, radiator and tile effect flooring.

Shower Room

7'6" x 5'9" (2.30 x 1.76)

Double glazed window, recessed lighting, ladder style radiator, tiled walls and tile effect flooring.

Comprising: shower cubicle, WC and was hand basin.

External

To the front of the property there is a blocked paved driveway and to the rear there is a low maintenance garden with fenced perimeter.

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

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

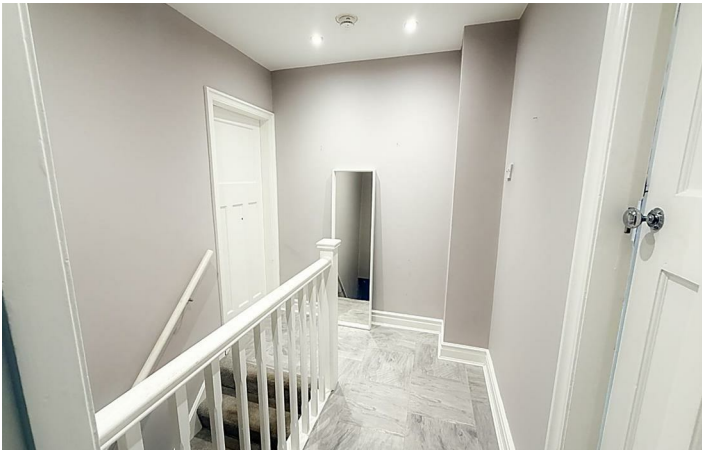
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

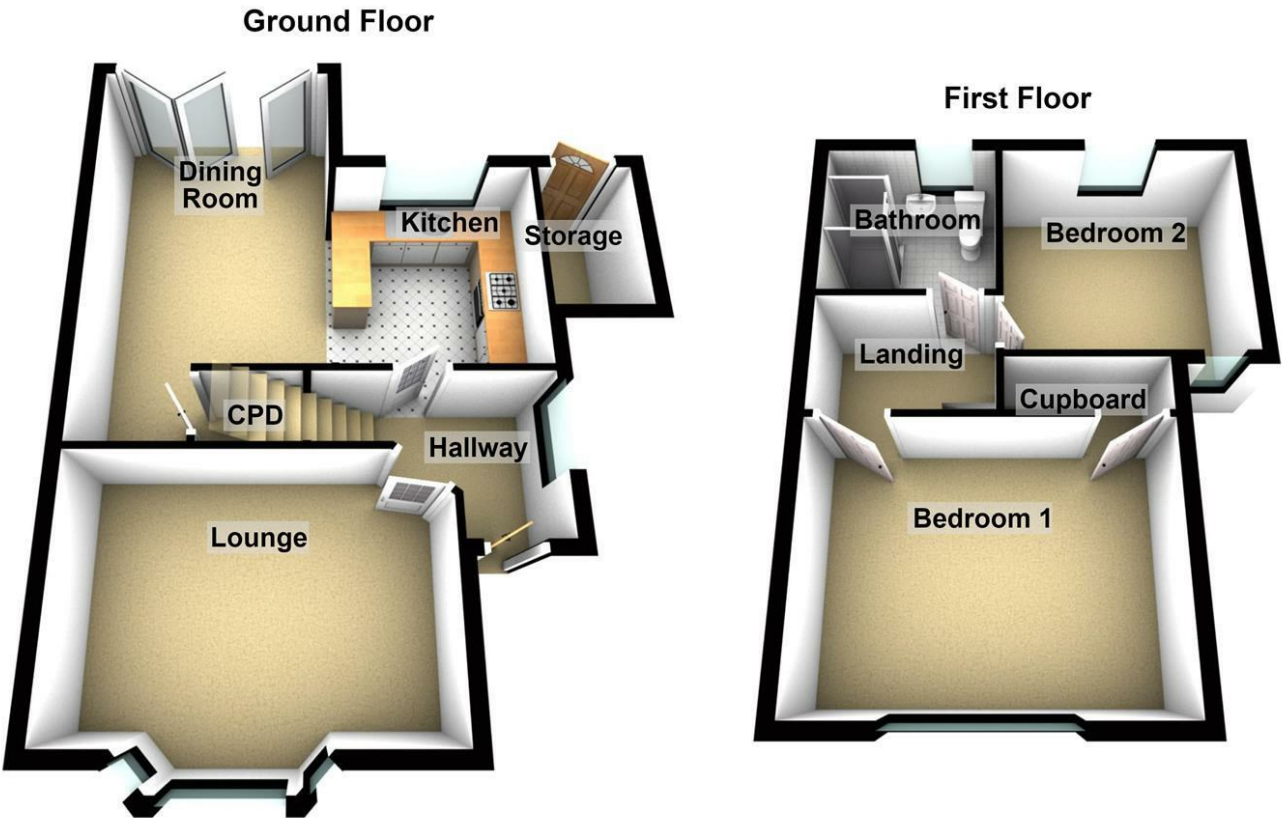
CONSTRUCTION:

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	66	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 