



86 St. Peters Road Holy cross, Wallsend, NE28 7HF

CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • COAST ROAD 0.5 MILES

SILVERLINK RETAIL PARK 2.5 MILES • HADRIAN ROAD METRO STATION 1.3 MILES

THREE DOUBLE BEDROOMS • MODERN BREAKFASTING KITCHEN • FAMILY AREA • DOWNSTAIRS WC

UTILITY ROOM • VERY WELL PRESENTED • GREAT FAMILY HOME OR FIRST TIME BUY

COUNCIL TAX BAND B • EPC RATING C • FREEHOLD

Offers Over £195,000



- Great Family Home
- Downstairs WC
- Utility Room
- Gardens to Front and Rear
- Breakfasting Kitchen
- Freehold
- Three Double Bedrooms
- Family Area
- Energy Rating C

Entrance

Double glazed door into hallway

Hallway

Tiled flooring, radiator, coping to ceiling, storage and access to WC.

Downstairs WC

4'3" x 3'8" (1.30 x 1.14)

Double glazed window, tiled flooring, part tiled walls, WC and wash hand basin,

Lounge

11'11" into bay x 10'0" max (3.64 into bay x 3.05 max)

Double glazed bay window, radiator, picture rail, coving and laminate flooring.

Breakfasting Kitchen

12'7" x 7'8" (3.85 x 2.36)

Fitted with modern range of wall and base units with complimentary worksurfaces, sink, built in oven and microwave, gas hob with overhead extractor hood, integrated dishwasher, recessed lighting and laminate flooring. Island with seating. Open plan to Family Area and access to Utility Area.

Family Area

13'10" x 11'10" (4.24 x 3.62)

Double glazed French doors giving access to rear garden, laminate flooring, two vertical radiators and recessed lighting,

Utility Area

7'10" x 7'5" (2.41 x 2.27)

Double glazed door giving access to rear, double glazed window, fitted with

base units with worksurfaces, plumbed for washing machine and electric heater.

Landing

Double glazed window, loft access which is partially boarded and access to bedrooms and bathroom.

Bedroom 1

13'9" x 11'10" (4.21 x 3.61)

Two double glazed windows, storage cupboard, radiator and fitted wardrobes. Rear Elevation.

Bedroom 2

11'11" x 10'1" (3.64 x 3.08)

Double glazed window, radiator. Front Elevation

Bedroom 3

12'0" x 7'10" (3.68 x 2.41)

Double glazed window, radiator. Rear Elevation.

Bathroom

11'0" max x 4'8" (3.37 max x 1.43)

Double glazed window, ladder style radiator, cupboard housing boiler, bath with overhead shower, WC and wash hand basin set in vanity unit.

External

To the front of the property there is on street parking available and low maintenance walled garden overlooking grassed area. To the rear there is a lovely garden with lawn and patio areas. There is also gated access from front.

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

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

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

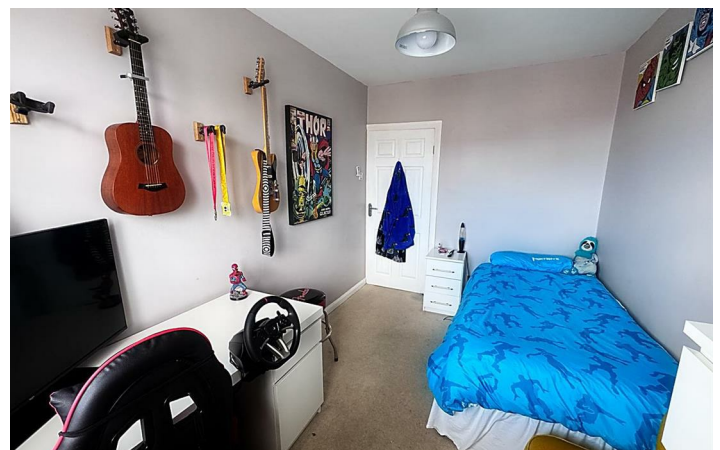
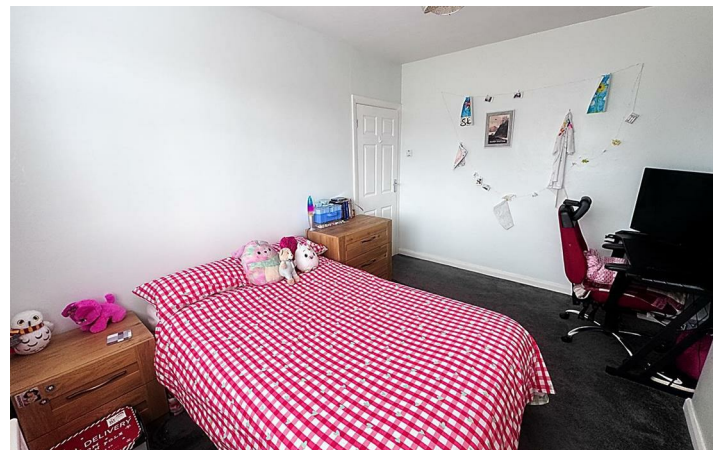
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

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

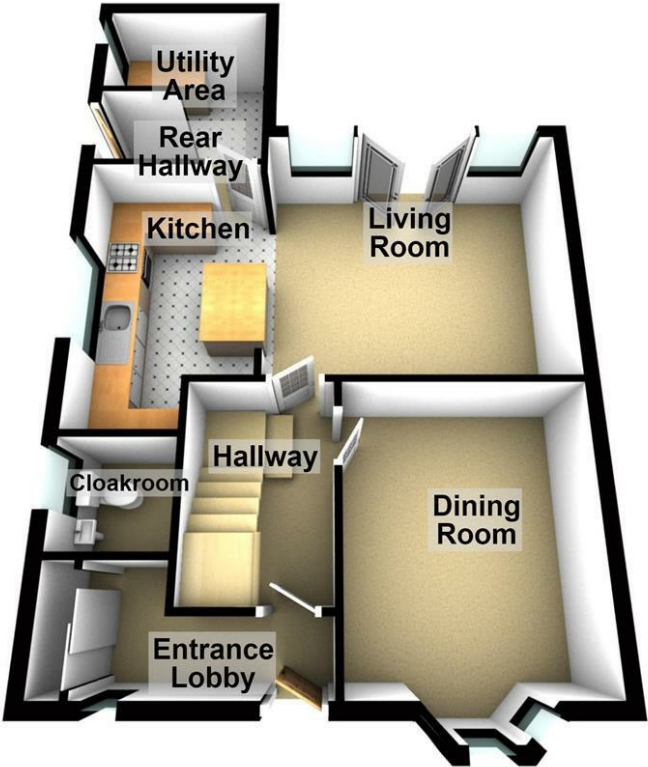




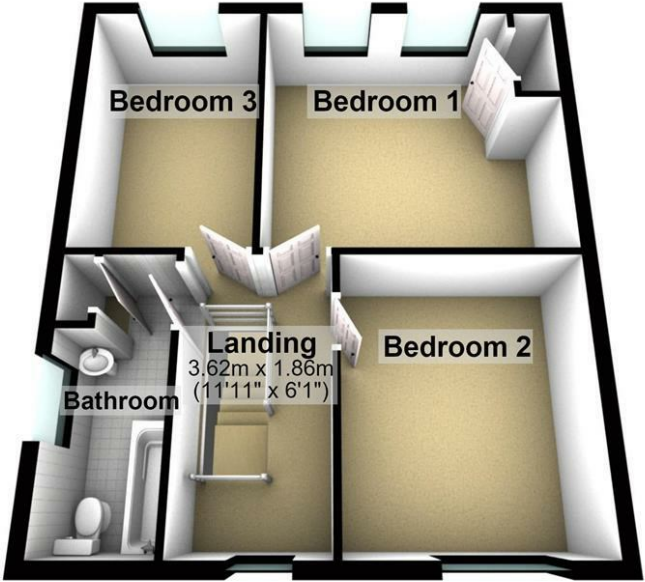


Floor Plan

Ground Floor



First Floor



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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	83
England & Wales		
EU Directive 2002/91/EC		