



78 Bewick Park , Wallsend, NE28 9RY

- TWO BEDROOM END OF TERRACE HOUSE • GREAT FIRST TIME BUY • POPULAR LOCATION •
- CLOSE TO SHOPPING FACILITIES, SCHOOLS, BUS SERVICES & ROAD LINKS TO THE A19 & A1058 •
- OFF STREET PARKING TO FRONT • LOVELY PRIVATE GARDEN TO REAR • MODERN KITCHEN/DINER •
- FREEHOLD • COUNCIL TAX BAND B • ENERGY RATING TBC •

Offers Over £165,000



- Two Bedroom End Terrace House
- Off Street Parking
- Freehold
- Great First Time Buy
- Lovely Private Garden To Rear
- Council Tax Band B
- Modern Kitchen/Diner
- Highly Popular Location
- Energy Rating TBC

Entrance Lobby

Double glazed entrance door, tiling to floor, inner door leading into the lounge.

Lounge

13'8" x 13'3" (4.18 x 4.05)

Double glazed window, stairs to the first floor landing, radiator.

Kitchen/Diner

13'8" x 8'2" (4.18 x 2.49)

Fitted with a range of wall and base units with work surfaces over and sink unit, double glazed windows, radiator and double glazed door leading out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

11'5" x 10'5" (3.49 x 3.19)

Double glazed window, cupboards and radiator.

Bedroom 2

10'0" x 7'10" (3.05 x 2.41)

Double glazed window, radiator.

Bathroom

6'8" x 5'6" (2.05 x 1.68)

Comprising; bath with shower over, WC and wash hand basin with built-under storage, double glazed window, part tiled walls, radiator.

External

Externally the front garden is mostly gravelled and provides space for off street parking. There is a lovely private garden to the rear which is laid to lawn and has a 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>

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor, variable 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: Medium.

Rivers and the sea: Very low.

CONSTRUCTION:

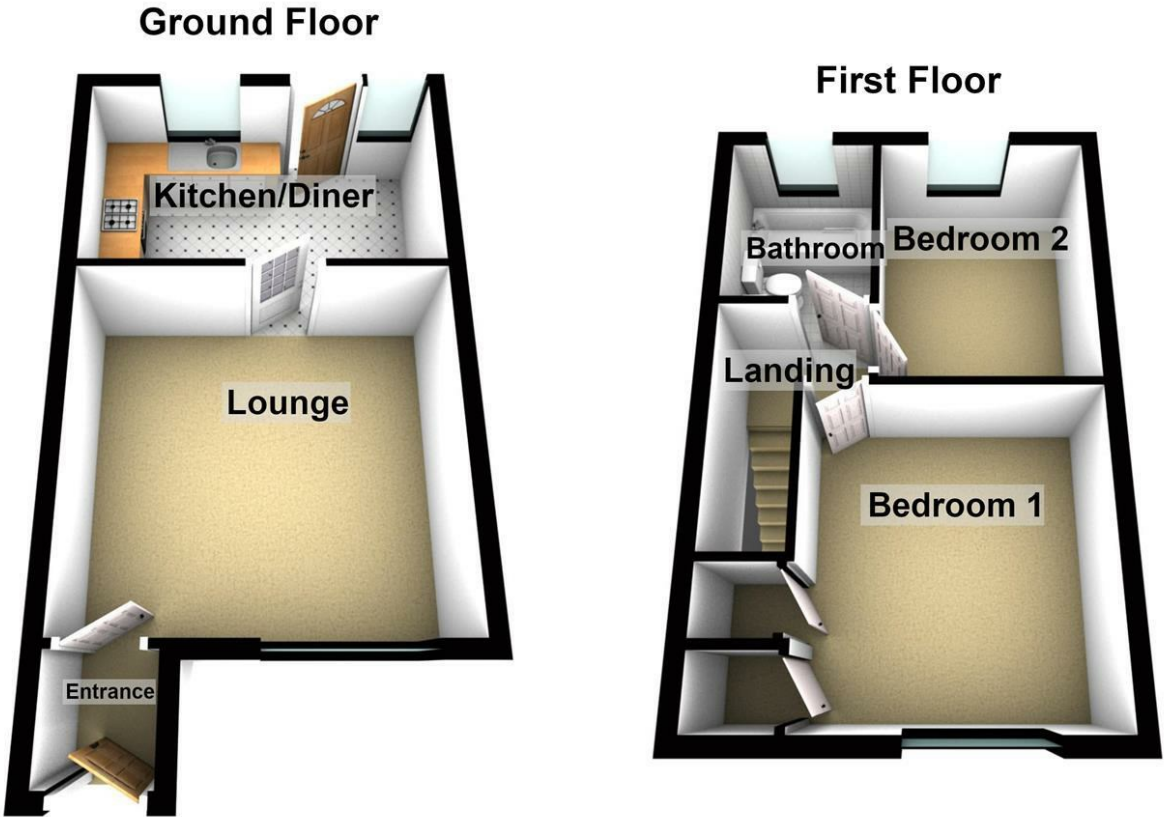
Traditional

This information must be confirmed





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		
(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