



4 Saltburn Gardens Howdon, Wallsend, NE28 0DG

- ** CHAIN FREE ** GREAT FIRST TIME BUY OR INVESTMENT ** TWO DOUBLE BEDROOMS **
- ** SEMI DETACHED HOUSE ** KITCHEN/DINER ** CONSERVATORY ** CUL-DE-SAC LOCATION **
- ** SOME UPDATING REQUIRED ** WEST FACING REAR GARDEN ** COUNCIL TAX BAND A **
- ** ENERGY RATING C **

Offers Over £140,000



- Great First Time Buy or Investment
- Kitchen/Diner
- Freehold

Entrance

Upvc door into inner lobby, stairs to first floor and access to lounge

Lounge

13'9" x 12'4" (4.21 x 3.77)

Double glazed window, radiator, feature fireplace. coving.

Kitchen/Diner

16'7" x 8'2" (5.08 x 2.50)

Double glazed window, storage cupboard, double glazed Patio doors into conservatory, coving, laminate flooring, part tiled walls, radiator. Fitted with range of wall and base units with complimentary countertops, sink unit, and plumbed for washing machine.

Conservatory

9'4" x 8'7" (2.85 x 2.64)

Double glazed with doors opening into rear garden.

Stairs to First Floor

Leading to...

Landing

Double glazed window, storage cupboard housing boiler, access to bathroom and bedrooms

- Two Double Bedrooms

- West Facing Rear Garden

- Council Tax Band A

Bedroom 1

15'1" into robe x 9'8" (4.61 into robe x 2.96)

Double glazed window, fitted wardrobes, radiator, coving to ceiling.

Bedroom 2

9'3" x 8'10" (2.82 x 2.70)

Double glazed window, radiator and coving to ceiling.

Bathroom

7'6" x 6'2" (2.30 x 1.89)

Double glazed window, radiator, bath with overhead shower, WC and hand wash basin. Fully tiled walls.

External

To the front of the property there is a walled garden with lawn and to the rear there is a generous sized Westerley facing garden with flower beds and lawned areas.

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

- Conservatory

- Cul-de-Sac Location

- Energy Rating C

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:

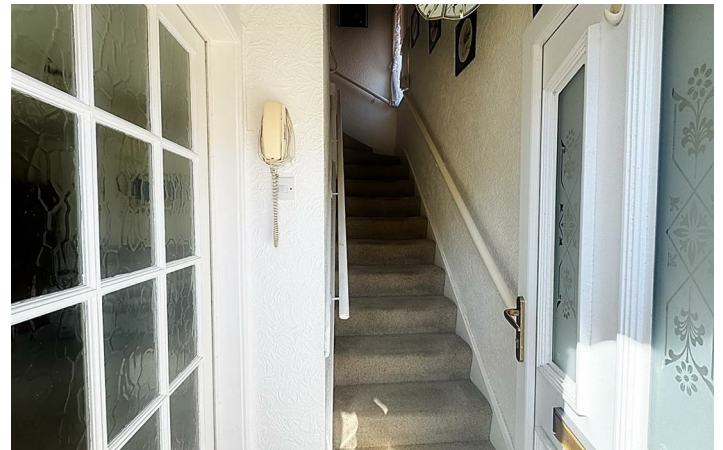
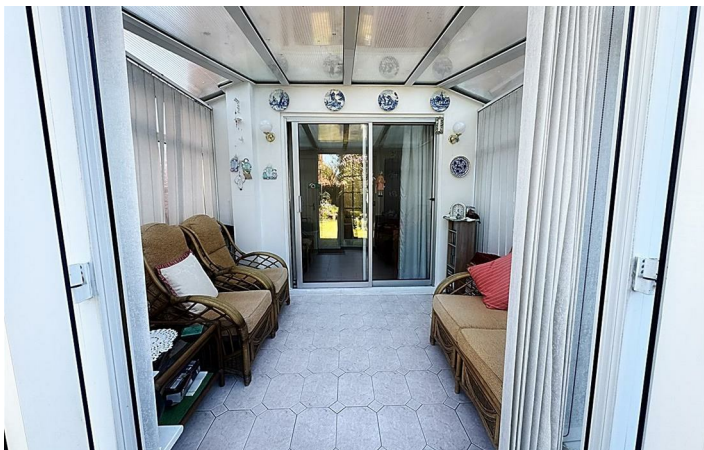
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

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

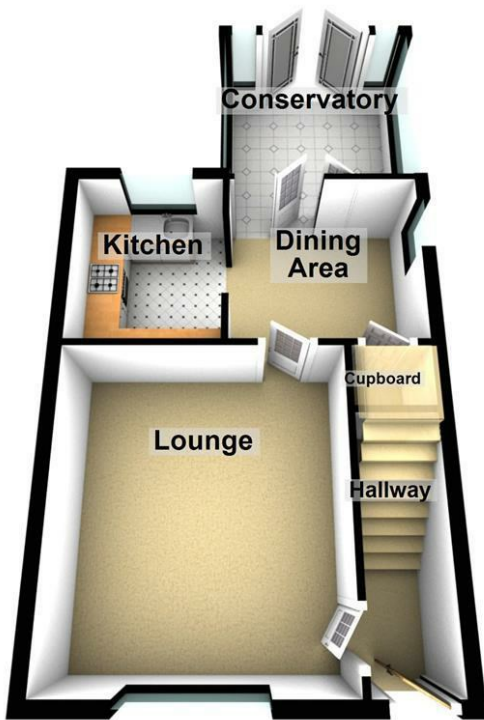






Floor Plan

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	