



## 87 Laing Grove

Howdon, Wallsend, NE28 0DF

- \*\* CHAIN FREE \*\* FORMERLY TWO FLATS \*\* GREAT SIZE FAMILY HOME \*\* THREE BEDROOMS \*\*
- \*\* SEMI DETACHED HOUSE \*\* OPEN PLAN LOUNGE/DINER \*\* OFF STREET PARKING \*\* FREEHOLD \*\*
- \*\* FRONT AND REAR GARDENS \*\* POTENTIAL FOR FORTH BEDROOM DOWNSTAIRS \*\*
- \*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND ACCESS TO A19 AND TYNE TUNNEL \*\*
- \*\* ENERGY RATING TBC \*\* COUNCIL TAX BAND B \*\*

O.I.R.O £175,000



- Chain Free
- Off Street Parking
- Council Tax Band B

- Formerly Two Flats
- Close to Local Amenities, Transport Links and Access to A19
- Freehold

- Great Size Family Home
- Three Good Sized Bedrooms
- Energy Rating TBC

#### Entrance Porch

4'10" x 3'3" (1.48 x 1.00)

Double glazed door and windows, laminate flooring, door into open plan lounge

#### Open Plan Lounge

17'3" + bay x 14'7" (5.27 + bay x 4.45 )

Double glazed bay window , radiator, laminate flooring, coving to ceiling, feature fireplace, open to dining area and door into inner hallway.

#### Dining Area

8'9" x 8'0" (2.69 x 2.46 )

Double glazed window to side, laminate flooring, coving to ceiling, radiator

#### Study

7'11" x 7'9" (2.42 x 2.37)

Double glazed window, radiator. Could be used as fourth bedroom if required.

#### Inner Hallway

11'4" x 2'5" (3.47 x 0.75)

Double glazed door to side giving access to rear and front gardens. Laminate flooring, storage cupboard, double glazed window and stairs to first floor.

#### Kitchen

10'11" x 7'3" (3.33 x 2.22 )

Fitted with range of base and wall units with complimentary worksurfaces, integrated fridge freezer, built in oven and gas hob with overhead extractor hood, radiator, part tiled walls, double glazed window to rear and plumbed for washing machine.

#### Stairs to First Floor

Access to..

#### Landing

Loft access and access to bathroom and bedrooms. Two double glazed windows.

#### Bathroom

7'8" x 7'6" (2.34 x 2.31)

Two double glazed windows, bath, WC, wash hand basin set in vanity unit, separate shower cubicle, ladder style radiator, part tiled walls and laminate flooring.

#### Bedroom 1

15'10" bay x 11'4" max (4.83 bay x 3.46 max )

Double glazed bay window, radiator, fitted wardrobes. Front Elevation

#### Bedroom 2

10'10" x 10'10" (3.32 x 3.32 )

Double glazed window, radiator. Front Elevation.

#### Bedroom 3

7'8" x 7'1" to robe (2.34 x 2.17 to robe )

Double glazed window, radiator, laminate flooring. Side elevation.

#### External

To the front there is a low maintenance gravelled garden with block paving for off street parking and side gate for access to rear garden. To the rear there is a pleasant garden with lawn, decked area and shed with fenced perimeter.

#### Para - 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:

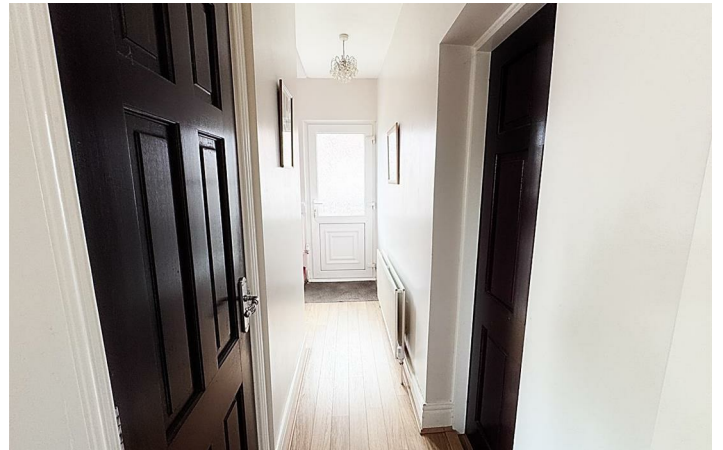
Surface water: Very low.

Rivers and the sea: Very low.

#### CONSTRUCTION:

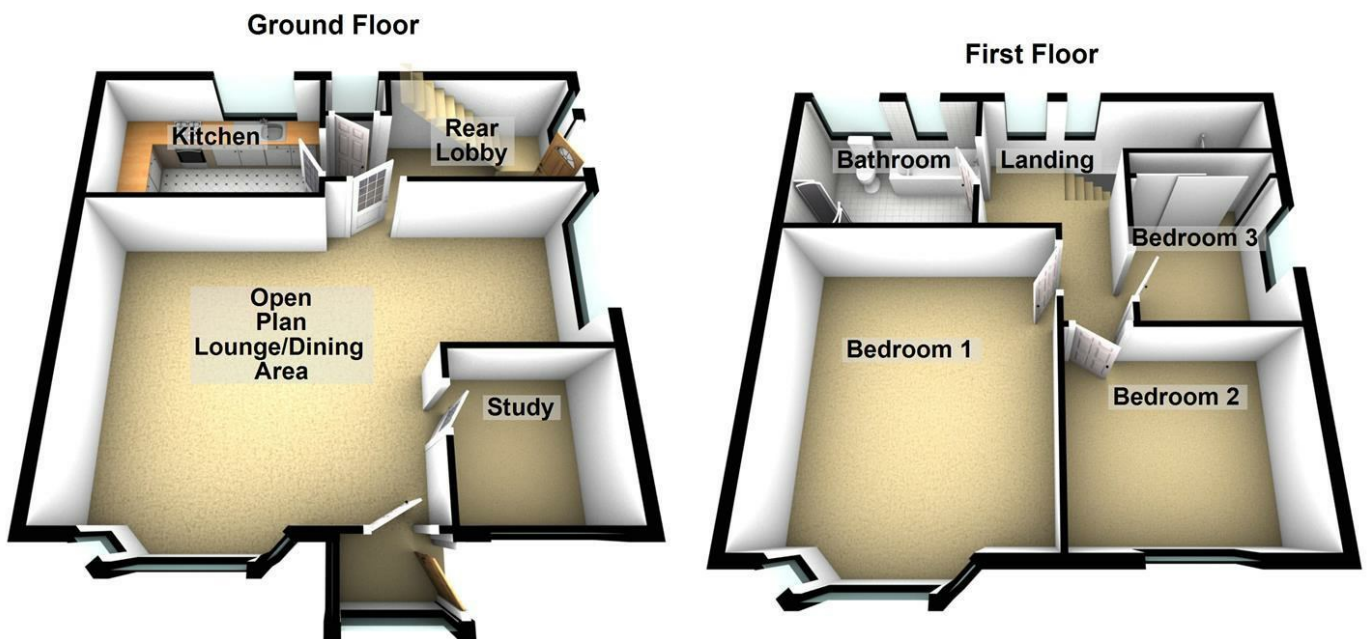
Traditional

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





## Floor Plan



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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	