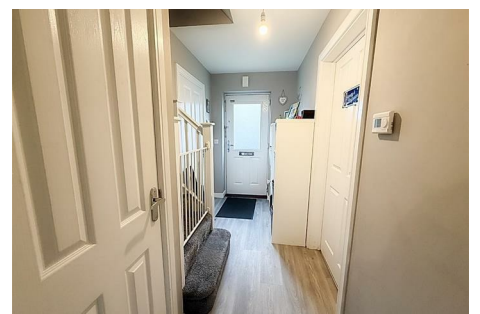
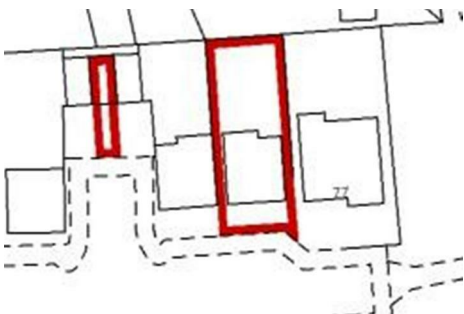




75 The Risings , Wallsend, NE28 9PB

GREAT STARTER HOME • THREE BEDROOM DETACHED HOUSE • GARAGE • EV CHARGING PORT

MASTER BEDROOM WITH ENSUITE • INTEGRATED APPLIANCES INCLUDED • DOWNSTAIRS WC

WITHIN WALKING DISTANCE TO RISING SUN COUNTRY PARK • COUNCIL TAX BAND D

CLOSED TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • FREEHOLD • ENRGY RATING B

Offers Over £245,000



• Great Starter Home

• EV Charging Port

• Freehold
Entrance

Double glazed door opening into hallway, 10'9" x 10'0" (3.29 x 3.05)

Hallway

11'2" x 5'1" max (3.41 x 1.56 max)

Stairs to first floor, access to downstairs

WC, Lounge and Kitchen. Storage cupboard and radiator.

Cloakroom

4'8" x 2'9" (1.43 x 0.85)

Double glazed window, radiator, WC and wash hand basin. Part tiled walls.

Lounge

14'7" x 10'7" (4.45 x 3.24)

Currently used as play room. Double glazed window, radiator and double doors opening into dining room.

Dining Room

10'7" x 9'5" (3.23 x 2.88)

Double glazed French doors opening into rear garden, radiator and access to kitchen.

Kitchen

10'0" x 8'1" (3.07 x 2.48)

Double glazed window and radiator.

Fitted with range of base and wall units, with sink, gas hob with overhead extractor fan, built in oven, integrated dish washer, washing machine and fridge freezer.

First Floor Landing

Loft access, (we have been advised by sellers, fully boarded, with light and ladders) Double glazed window and access to ...

• Three Bedroom Detached House with Garage

• Close to Schools, Transport Links and Local Amenities.

• Energy Rating B
Bedroom 1

Double glazed window, radiator and access to en-suite. Rear Elevation

En-suite

8'2" x 4'5" (2.50 x 1.37)

Comprising: WC, wash hand basin and shower cubicle. Part tiles walls and ladder style radiator.

Bedroom 2

9'10" x 8'4" (3.02 x 2.56)

Double glazed window and radiator. Rear Elevation.

Bathroom

8'4" x 4'9" (2.56 x 1.45)

Double glazed window, radiator and part tiled walls, Comprising: WC, bath and wash and basin.

Bedroom 3

10'9" x 7'0" (3.28 x 2.15)

Double glazed window and radiator. Front Elevation.

External

To the front there is a lawned area, and a garage in nearby block of three (middle garage) with off street parking available.

There is access to the rear garage by a side gate which has fenced perimeter, two patio areas and artificial turf. There is also a lovely area for dog walking not far from the property which also leads to Rising Sun Country Park.

Garage

16'6" x 9'0" (5.04 x 2.76)

Middle garage in block of three.

• Master Bedroom with En-Suite

• Within Walking Distance to Rising Sun Country Park

• Council Tax Band D
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- Variable outdoor

Three-Good outdoor

Vodafone - Good outdoor

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:

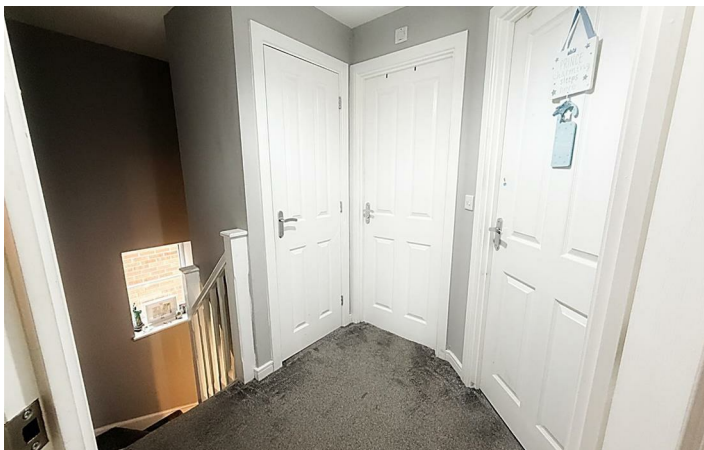
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

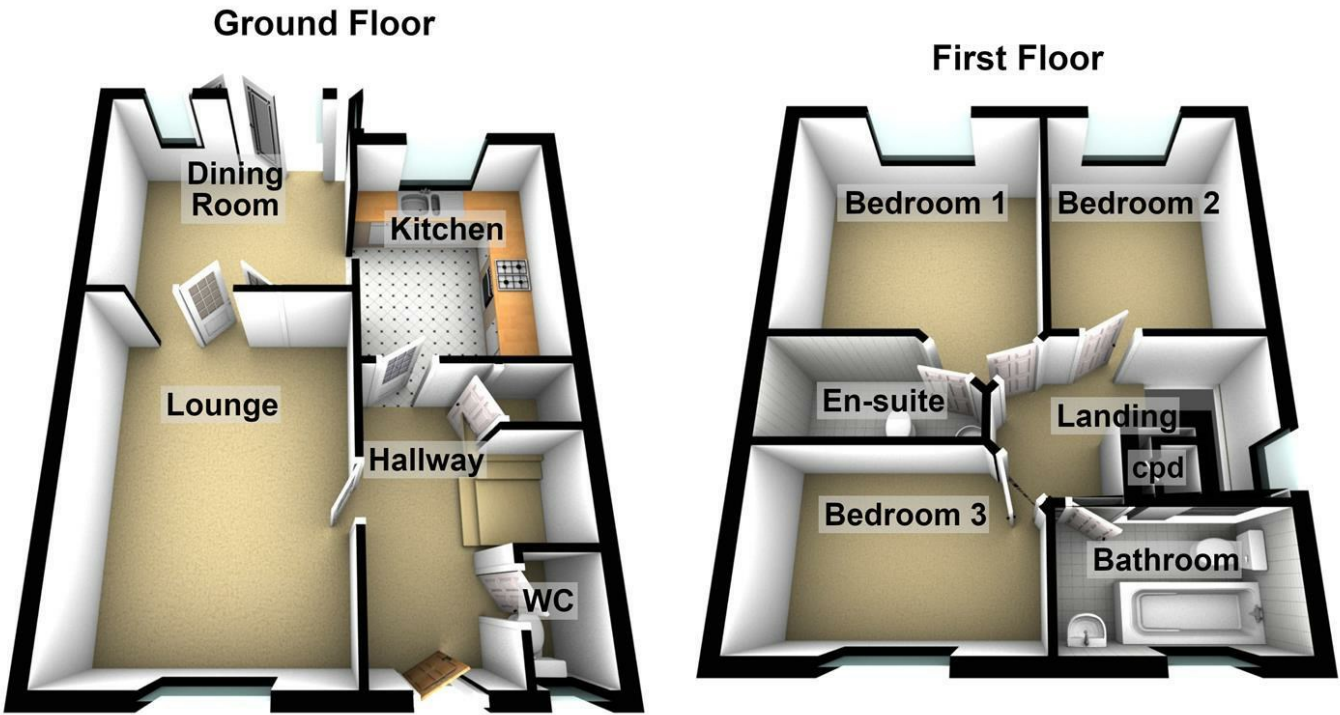
This information must be confirmed via your surveyor and legal representative.







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 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		95
(81-91) B	83	
(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	