

71 Melrose Gardens Howdon, Wallsend, NE28 0HL

- ** SOUTH WEST FACING REAR GARDEN ** THREE BEDROOM END TERRACE HOUSE **
- ** GREAT FIRST TIME BUY ** DOWNSTAIRS WC ** GARAGE AND DRIVEWAY PARKING **
- ** COUNCIL TAX BAND A ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS **
- ** ENERGY RATING TBC ** TYNEMOUTH BEACH 3.8 MILES ** TYNE TUNNEL 1.3 MILES ** FREEHOLD **
- ** SILVERLINK RETAIL PARK 15 MINS WALK OR 1.6 MILES BY CAR **

Offers Over £185,000



- South West Facing Rear Garden

- Utility Room

- Council Tax Band A

ENTRANCE PORCH

Composite entrance door and double glazed windows, tiled floor. UPVC door into the hallway.

HALLWAY

Staircase to the first floor. Radiator. Door to the lounge. Understairs Storage cupboard.

LOUNGE

13'10" x 12'3" (4.22 x 3.73)

Feature fireplace. Triple glazed window to the front, radiator, open through to dining room.

DINING ROOM

9'3" x 8'2" (2.82 x 2.49)

Double glazed window to the rear, radiator, opening to the kitchen.

KITCHEN

11'10" x 7'9" (3.61 x 2.36)

Fitted with a range of wall and base units. Sink unit. Double glazed window to the side and rear. Space and plumbing for a dishwasher, cooker, tile effect flooring and part tiled walls, door to the utility room

UTILITY ROOM

8'5" x 8'4" (2.57 x 2.54)

Double glazed window to the rear and timber door to the side, worksurface, plumbed for washing machine and dryer . Door leading to the ground floor WC.

CLOAKROOM/WC

Fitted with a WC and wash hand basin, radiator and double glazed window.

- Three bedroom End Terrace

- Downstairs WC

- Energy Rating TBC

STAIRS FROM FIRST FLOOR LANDING

FIRST FLOOR LANDING

Access to bedrooms, bathroom and loft access.

BEDROOM 1

12'4" x 10'3" (3.76 x 3.12)

Triple glazed window to the front elevation, radiator.

BEDROOM 2

11'5" x 9'6" (3.48 x 2.90)

Double glazed window to the rear elevation, radiator.

BEDROOM 3

8'8" x 7'7" (2.64 x 2.31)

Triple glazed window to the front elevation, radiator.

BATHROOM

8'0" x 4'9" (2.44 x 1.45)

Fitted with bath, shower cubicle, WC, wash hand basin. Tiled walls and floor. Two double glazed windows to the rear. Vertical radiator.

GARAGE

There is a garage to the side with up and over door, and light and power supply. This can also be accessed from rear garden.

EXTERNAL

To the front of the property there is a driveway for off street parking and a small lawned garden. The rear garden is mainly lawned with a patio area and a fenced boundary.

- Great Family Home or First Buy

- Driveway Parking & Garage

- Freehold

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

Vodafone - Good outdoor

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.

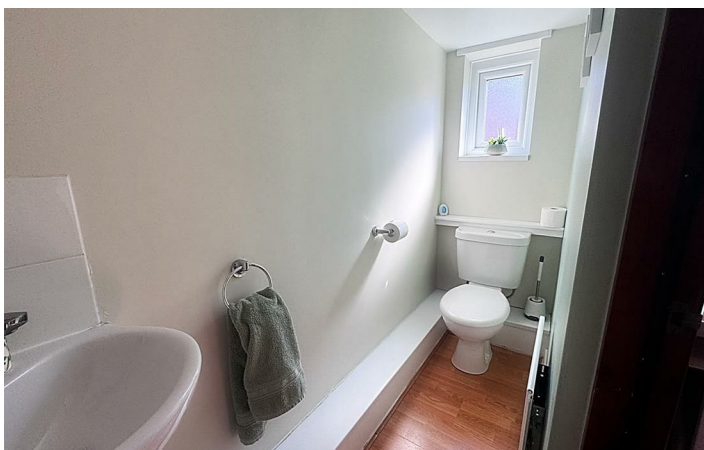
CONSTRUCTION:

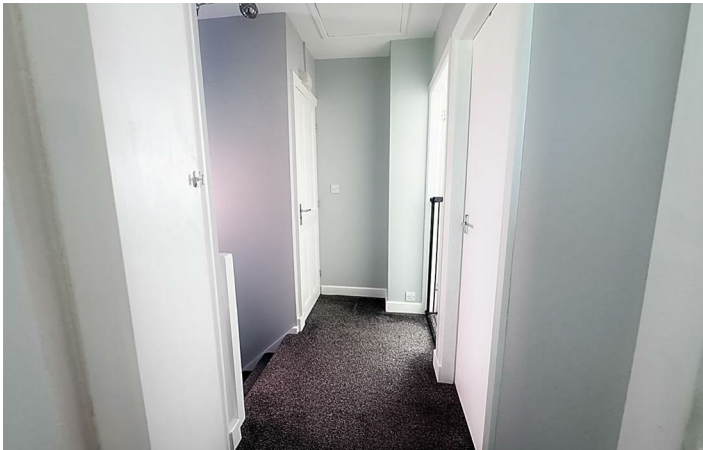
Traditional.

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

Additional information from seller

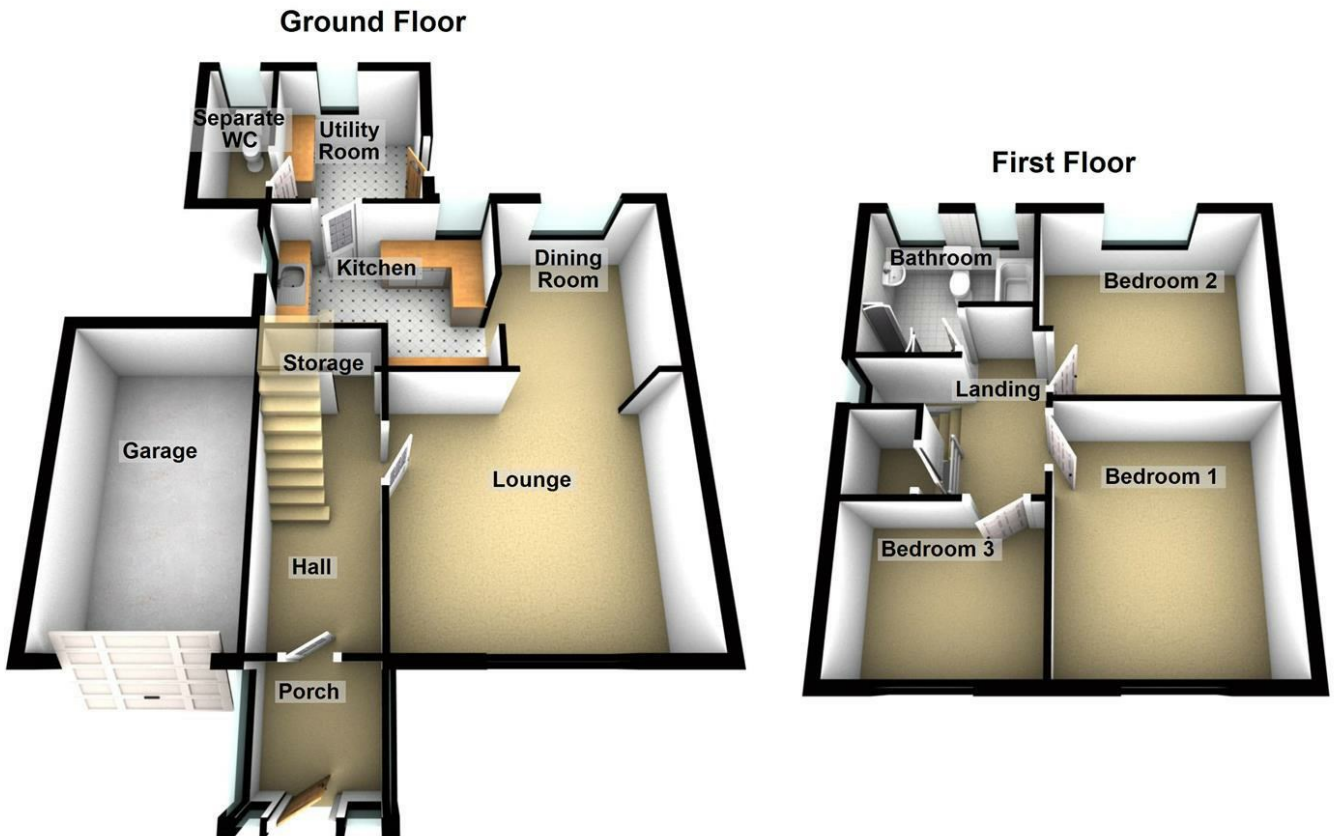
Loft is part boarded. Currently a smart heating system - all bedrooms and hallway is on smart valves. Cabled to living room and main bedroom for virgin media.







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) 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	