

## 5 Derby Gardens , Wallsend, NE28 8EB

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* READY TO MOVE INTO \*\* FREEHOLD \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINK AND MAJOR ROAD LINKS \*\*

\*\* SOUTH WESTERLY FACING REAR GARDEN \*\* GARAGE AND OFF STREET PARKING \*\*

\*\* UTILITY AND DOWNSTAIRS WC \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Offers Around £230,000**



- Three Bedroom Semi Detached House
- Utility Room & Downstairs WC
- Freehold
- Beautifully Presented Throughout
- Garage & Off Street Parking
- Council Tax Band A
- Modern Kitchen/ Diner
- South Westerly Aspect Rear Garden
- Energy Rating C

#### Hallway

Double glazed composite entrance door, stairs to the first floor landing with storage cupboard under, laminate flooring, radiator.

#### Lounge

13'8" max x 12'5" (4.18 max x 3.80) Double glazed window, fireplace with stove type electric fire, laminate flooring, radiator.

#### Kitchen/Diner

20'5" x 9'0" (6.24 x 2.76) Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit and integrated dishwasher. Double glazed window, part tiled walls, laminate flooring, double glazed French doors to the rear garden.

#### Utility Room

7'8" x 5'11" (2.35 x 1.81) Plumbed for washing machine and space for dryer with work surface over and wall cupboards, part tiled walls, double glazed external door.

#### WC

4'7" x 2'1" (1.40 x 0.66) WC, double glazed window.

#### Landing

Double glazed window, access to bedrooms and shower room.

#### Bedroom 1

12'5" x 10'6" max (3.79 x 3.21 max) Double glazed window, built-in wardrobes, laminate flooring, radiator.

#### Bedroom 2

12'4" x 9'4" (3.78 x 2.85) Double glazed window, radiator.

#### Bedroom 3

9'4" max x 8'11" max I shaped (2.86 max x 2.74 max I shaped) Double glazed window, cupboard, radiator.

#### Shower Room

7'6" x 5'3" (2.31 x 1.62) Comprising; shower cubicle, WC and wash hand basin with vanity unit, tiling to walls and floor, double glazed window, radiator.

#### External

Externally there is a garden to the front together with space for off street parking. The rear garden has artificial. planted beds, and a paved patio.

#### Garage

13'5" x 7'11" (4.11 x 2.42) Up and over door, power points and lighting.

#### 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  
Vodafone\_Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

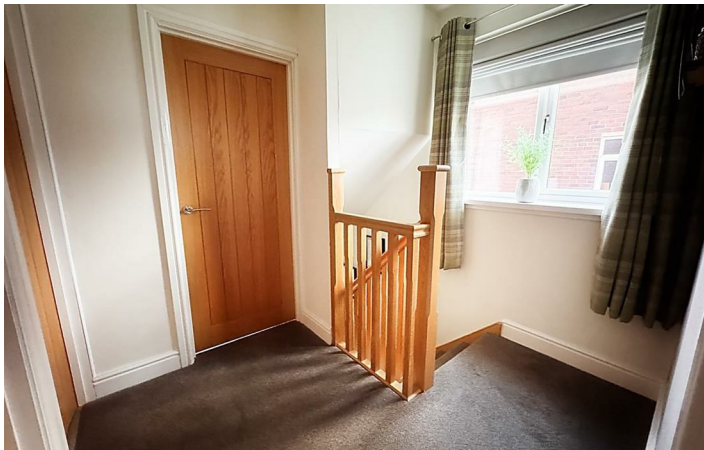
##### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

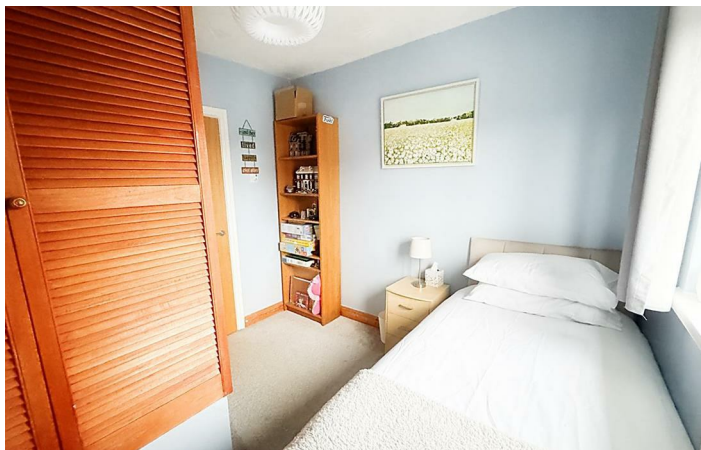
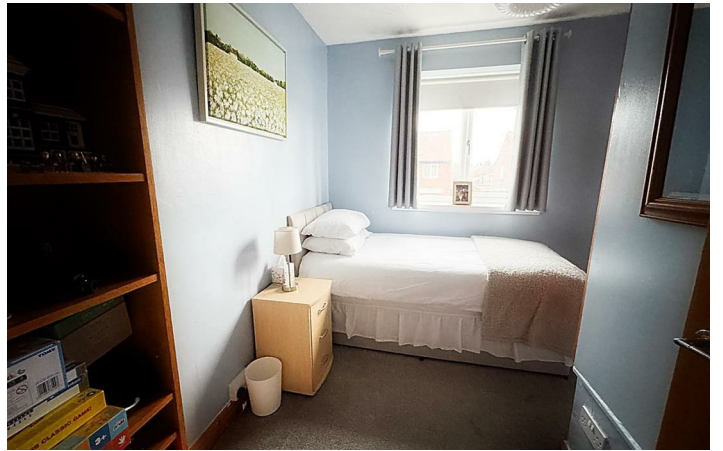
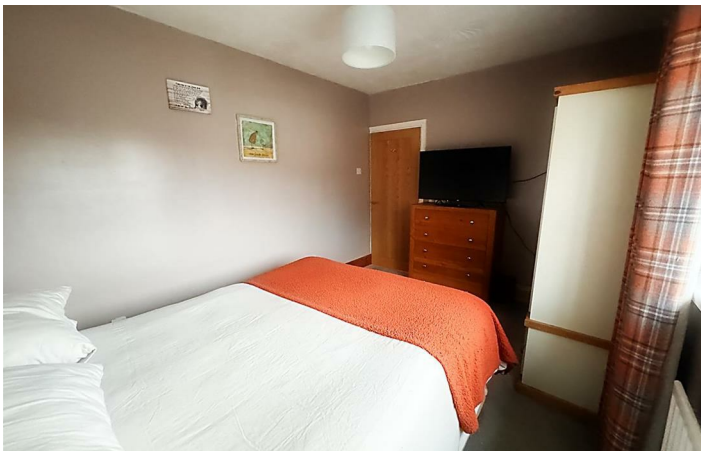
##### CONSTRUCTION:

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

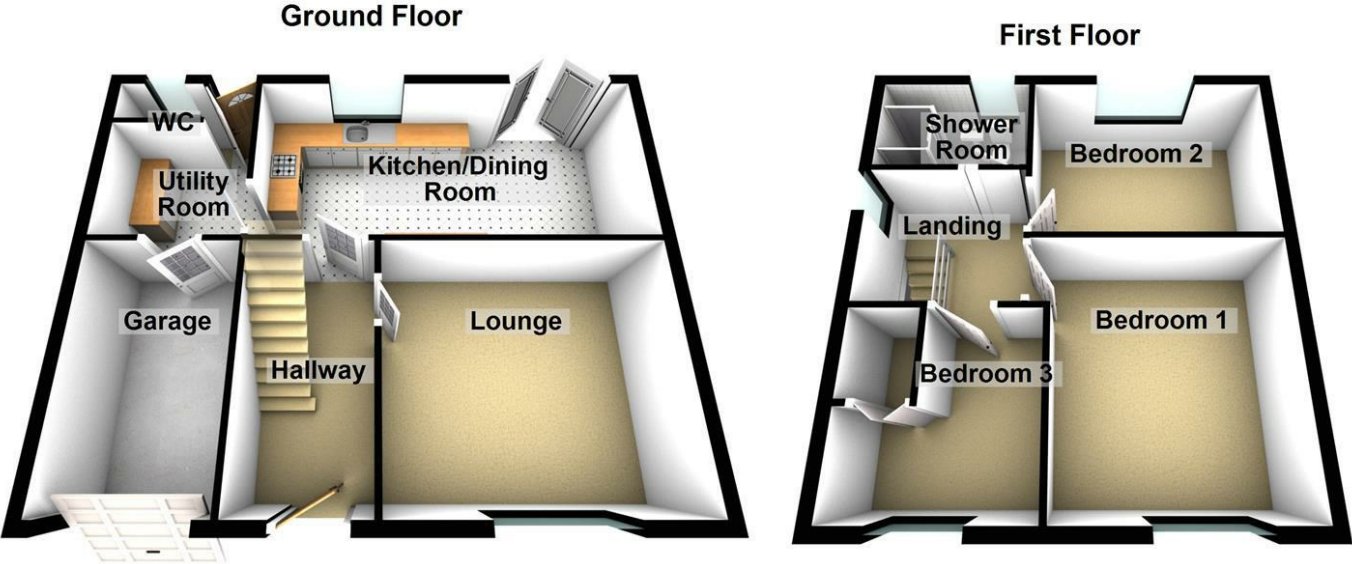








Floor Plan



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		83
(69-80) C	70	
(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	