



5 Amberley Close

High Howdon, Wallsend, NE28 0LB

Offers Over £165,000



- Great First Buy
- Off Street Parking

- Council Tax Band A

Entrance Lobby

4'3" x 1'3" (1.32 x 0.39)

UPVC door, and UPVC door into inner hallway

Hallway

Stairs to first floor, radiator, laminate flooring and access to Lounge.

Lounge

14'5" max x 11'6" (4.40 max x 3.51)

Double glazed bow window, radiator, feature fireplace with electric fire, wood effect flooring , open to dining area

Dining Area

10'1" x 8'4" (3.09 x 2.56)

Under stairs storage cupboard, radiator, wood effect flooring, French doors into conservatory and access to kitchen

Kitchen

10'0" x 6'1" (3.07 x 1.86)

Fitted with range of base and wall units with complimentary worksurfaces, sink, built in oven and gas hob with overhead extractor hood, integrated fridge freezer, plumber for washing machine and part tiled walls.

Conservatory

11'10" max x 8'5" (3.62 max x 2.58)

Double glazed and French doors into rear garden.

Stairs to First Floor Landing

Leading to..

Landing

Loft access which we have been advised is boarded, has ladder and light.

- Conservatory
- Close to Schools, Local Amenities and Transport Links

- Energy Rating TBC

Laminate flooring, Storage cupboard housing water cylinder and access to bedrooms and bathroom

Bedroom 1

14'11" into robe x 11'7" max (4.57 into robe x 3.54 max)

Double glazed window, laminate flooring, radiator, sliding door wardrobes and storage cupboard. Front Elevation.

Bedroom 2

9'0" x 7'4" (2.76 x 2.24)

Double glazed window, radiator and laminate flooring. Rear Elevation

Bedroom 3

7'7" max x 7'1" (2.32 max x 2.18)

Double glazed window, radiator and laminate flooring. Rear Elevation.

Bathroom

6'3" x 5'10" (1.93 x 1.80)

Comprising; WC, bath with over head shower, wash hand basin, fully tiled walls, radiator, double glazed window and laminate flooring.

External

To the front there is a generous sized walled garden with off street parking available. To the rear there is also a good sized garden with patio area, lawn and fenced perimeter. There is also side gated access to rear garden and sheds for added storage.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this

- Good Size Rear Garden
- Three Bedrooms

- Freehold

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 and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

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

FLOOD RISK:

Yearly chance of flooding:

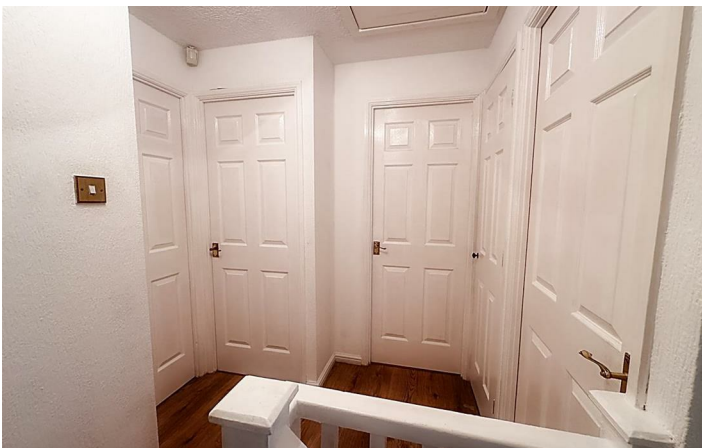
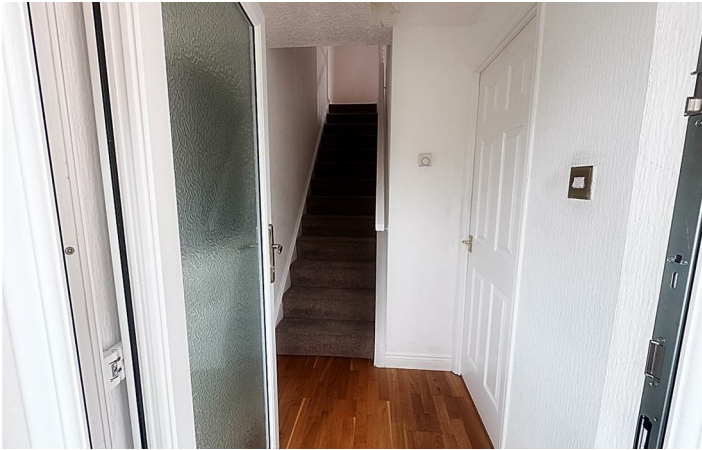
Surface water: Very low.

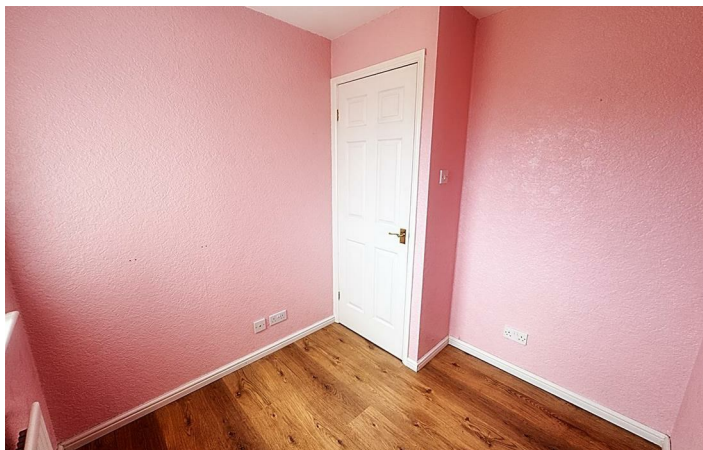
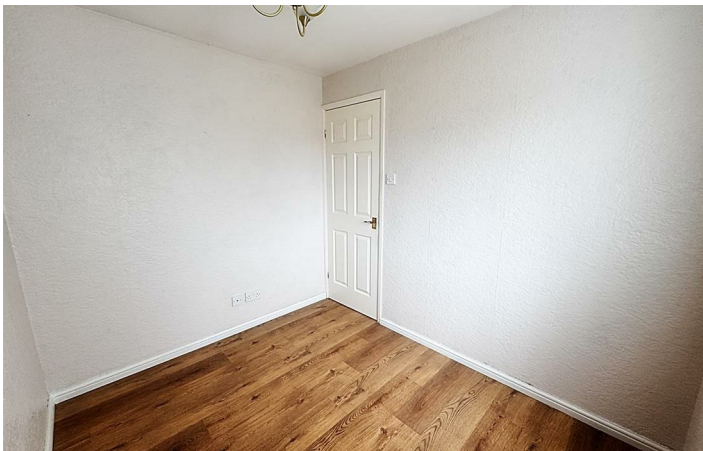
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

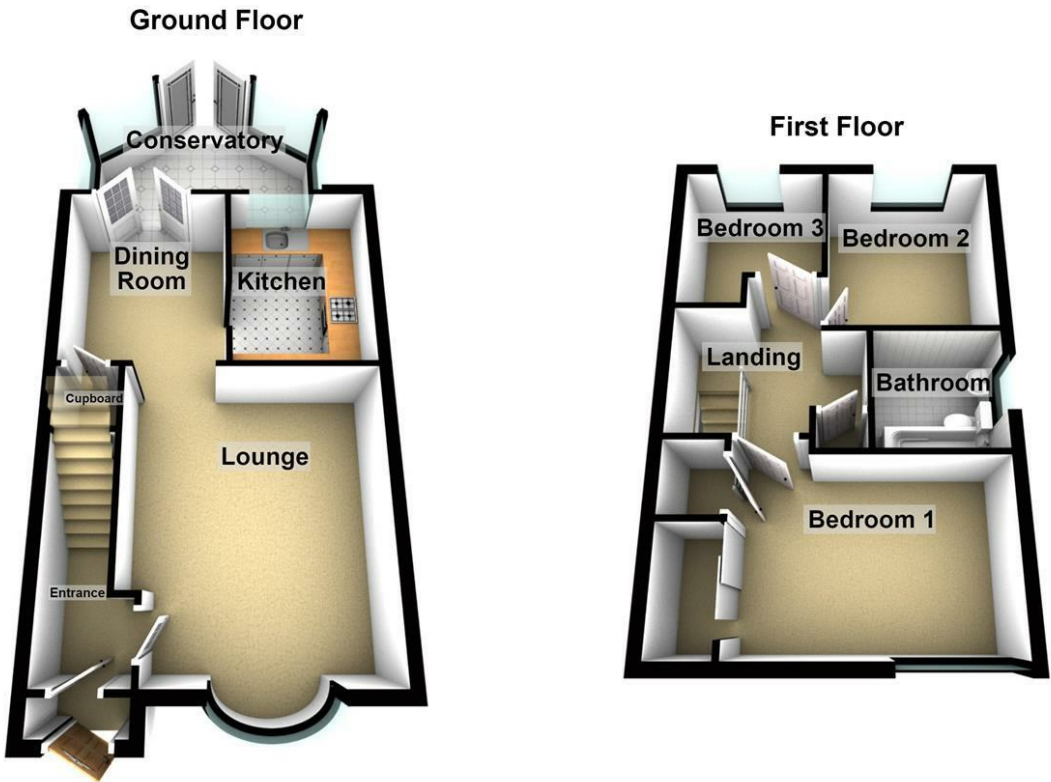
This information must be confirmed via your surveyor and legal representative.







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 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		
(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		