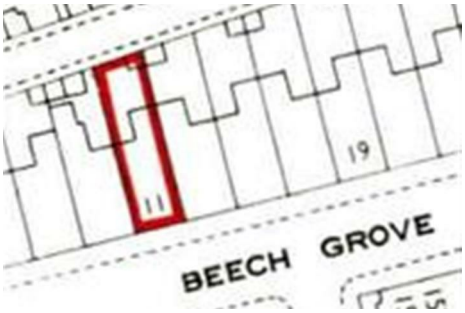
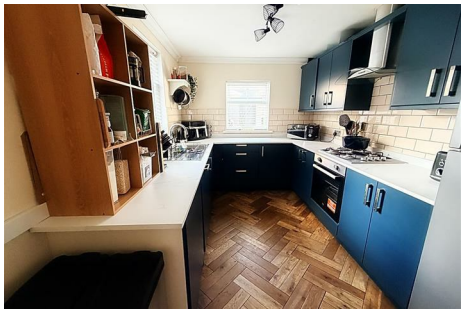
next2buy property retailers make the next step easy





11 Beech Grove

, Wallsend, NE28 8HF

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

GUIDE PRICE £175,000 TO £185,000 • THREE GENEROUS SIZED BEDROOMS • GREAT FIRST BUY

SPACIOUS LOUNGE & DINING ROOM • PRIVATE YARD WHICH ALSO OFFERS OFF STREET PARKING

LOFT ROOM FOR STORAGE • HAS BEEN UPDATED BY CURRENT OWNERS • FREEHOLD

Guide Price £175,000

3 1 2 C

- Guide Price £175,000 to £185,000
- Great Family Home
- Energy Rating C
- Three Bedroom Mid Terrace House
- Open Lounge & Dining Room
- Freehold
- Private Rear Yard
- Close to Richardson Dees Park and "The Green"
- Council Tax Band B

Entrance

Composite entrance door opening into the lobby. The lobby has an inner timber door leading into the hallway.

Hallway

Staircase leading to the first floor accommodation, access into the reception rooms. Tiled floor, radiator and coving to the ceiling.

Lounge

14'4" x 13'4" max (4.37 x 4.08 max)
The lounge and dining room are open plan. Double glazed window to the front elevation, coving to the ceiling, dado rail, radiator and Parquet style flooring throughout.

Dining Room

14'4" x 13'4" max (4.38 x 4.08 max)
Archway leading into the dining area. Access into the kitchen. Double glazed French door to the rear elevation and access to rear yard, feature fire surround with electric fire inset and storage cupboard.

Kitchen

10'9" x 8'2" (3.30 x 2.50)
Fitted with a range of modern wall and base units with work surfaces and stainless steel sink unit, Parquet style flooring, built in oven and gas hob with overhead extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, double glazed window to the rear and side elevation.

First Floor Landing

Storage cupboard, loft access, decorative arch, access into the bedrooms and bathroom.

Bedroom One

14'6" x 10'6" max (4.44 x 3.22 max)
Double glazed window to the rear elevation, radiator, coving, picture rail and fitted wardrobes.

Bedroom Two

14'2" x 9'11" max (4.32 x 3.03 max)
Double glazed window to the front elevation, radiator and laminate flooring.

Bedroom Three

10'9" max x 6'11" (3.28 max x 2.11)
Double glazed window to the front elevation, radiatior and cupboard.

Bathroom

8'2" x 7'10" (2.51 x 2.41)
Comprising: freestanding bath, wash hand basin, WC and separate shower cubicle. Tiling to floor and half panelled walls, vertical radiator and double glazed window to the rear elevation.

External

There is a private yard to the rear of the property with up and over garage door allowing for off street parking and decked seating area. To the front there is on street parking available with permit.

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

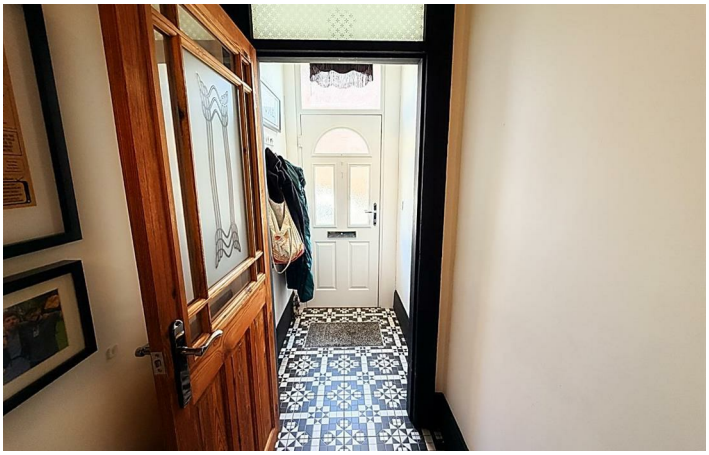
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

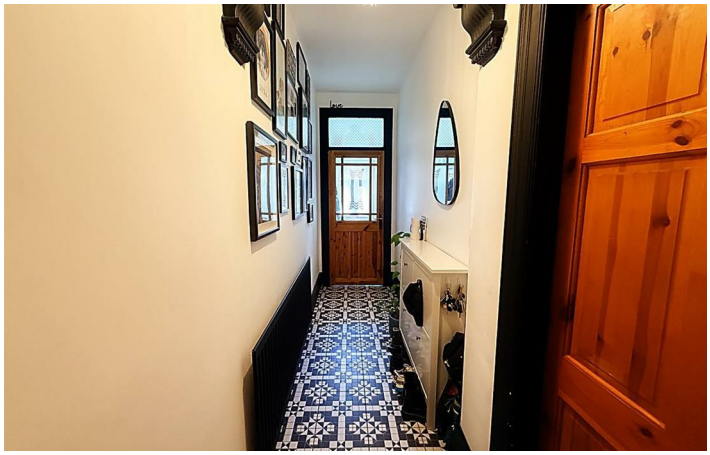
EE-Good outdoor and in-home
O2- Good outdoor and in-home
Three - Good outdoor and in-home
Vodafone - Good outdoor and in-home

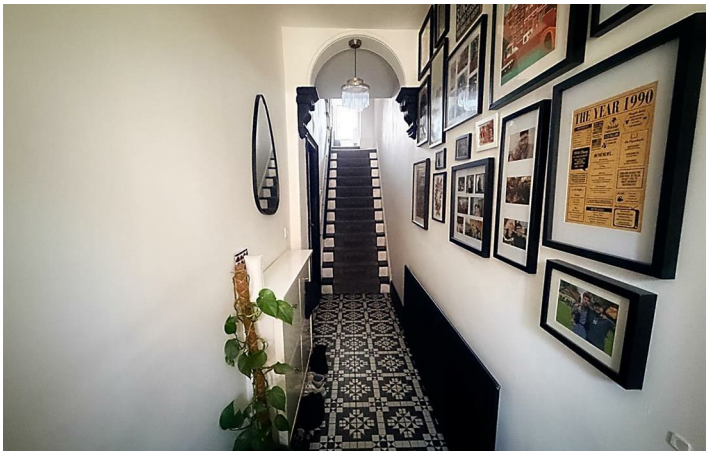
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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.



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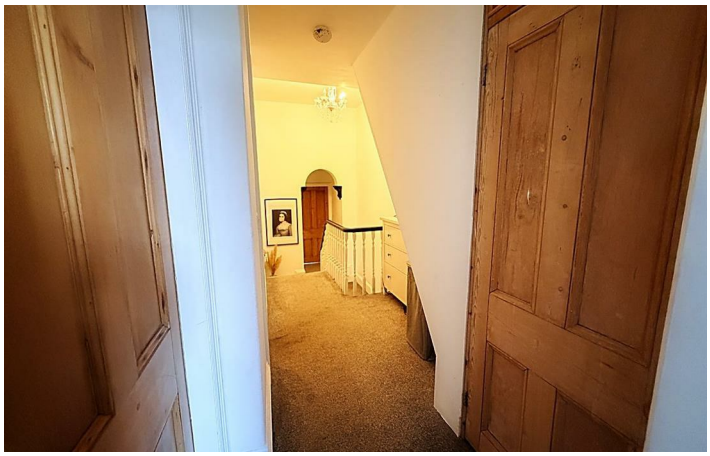

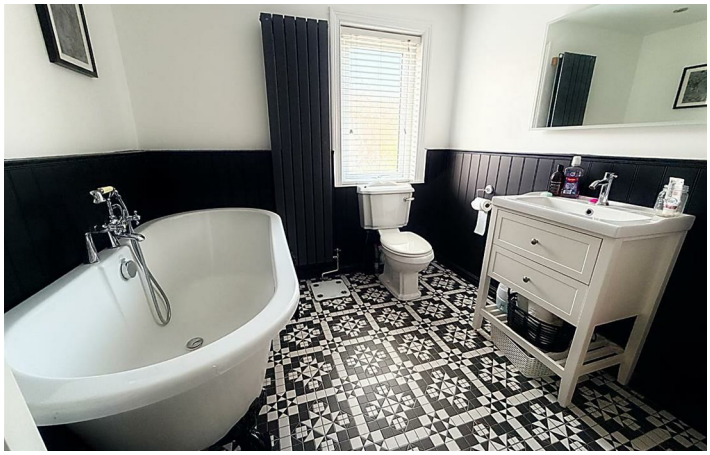

LET'S
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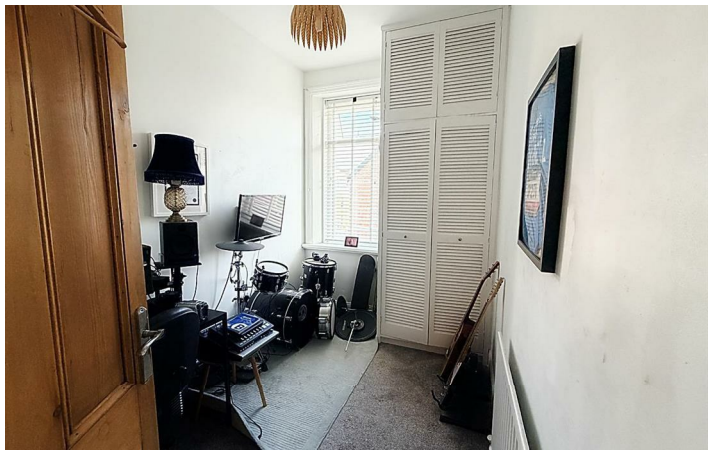
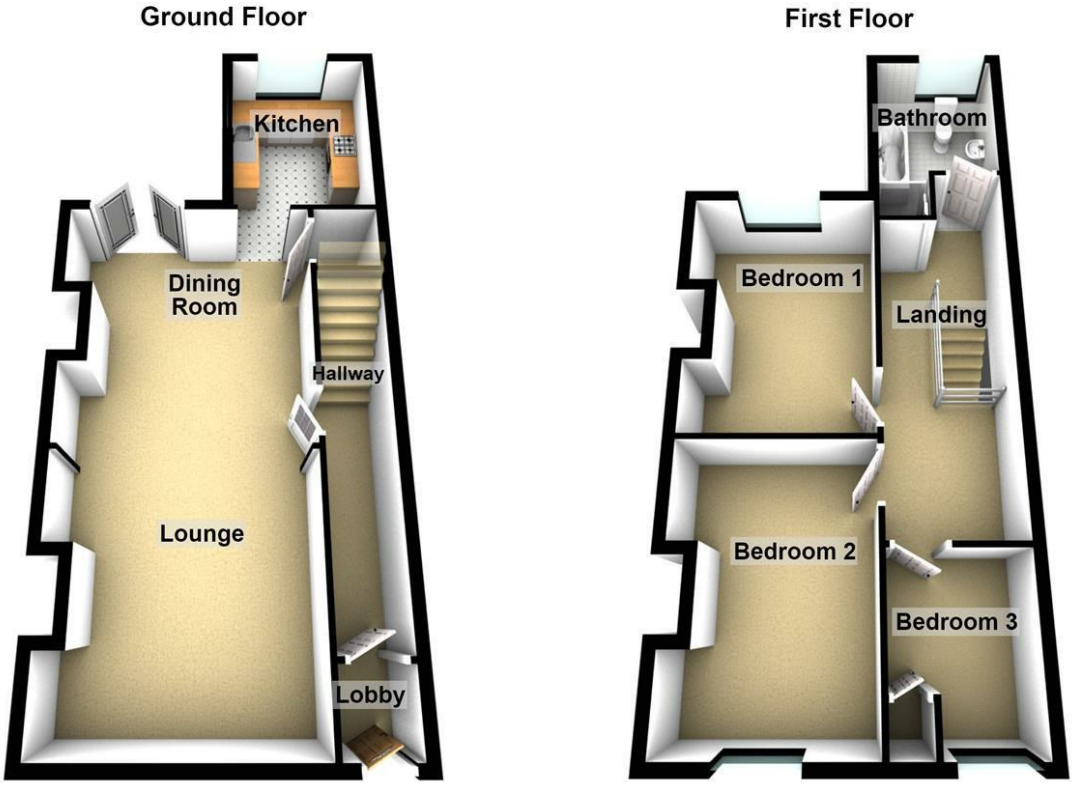
HOME

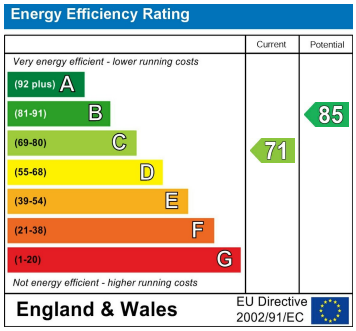
MITCHELL
5720



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.



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