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21 Purley Close

Howdon, Wallsend, NE28 0QB

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.

VERY WELL PRESENTED TOWN HOUSE • GREAT SIZE FAMILY HOME • THREE DOUBLE BEDROOMS • •

GARAGE AND DRIVEWAY • SET IN CUL-DE-SAC LOCATION • SOUTH FACING REAR GARDEN •

FAMILY ROOM • FAMILY BATHROOM • WC ON GROUND AND FIRST FLOOR • COUNCIL TAX BAND A •

Offers Over £165,000

3 1 2 D

- Three Double Bedrooms
- Family Bathroom and WC on Ground and First Floor
- Energy Rating D
- Garage and Driveway
- South Facing Rear Garden
- Council Tax Band A
- Great Size Family Home
- Cul-de-Sac Location
- Freehold

Entrance
Composite door into hallway

Hallway
Ground floor, with stripped wood flooring, decorativ panelling to walls, radiator and storage cupboard, Access to WC and Family Room.

WC
4'5" x 3'0" (1.35 x 0.93)
Tiled flooring, WC and wash hand basin.

Family Room
15'5" x 8'5" (4.72 x 2.58)
Patio doors opening into rear garden, laminate flooring, radiator and cupboard. Access to garage.

Garage
14'0" x 11'10" (4.28 x 3.63)
Electric shutter door, light and power. Plumbed for washing machine.

Stairs to First floor
Decorative panelling to walls. Leading to…

First Floor Landing
Decorative panelling to walls, radator, access to WC and Kitchen/Diner

WC
5'2" x 3'0" (1.60 x 0.93)
Part tiled walls, WC and wash hand basin.

Kitchen/Diner
15'2" x 8'4" (4.64 x 2.56)
Two double glazed windows. Kitchen fitted with range of base and wall unit with complimentray work surfaces, sink, gas hob with overhead extractor hood, built in oven and wood effect flooring.

Lounge
14'4" x 11'11" (4.38 x 3.65)
Two double glazed windows, radiator, coving to celing, gas feature fireplace and wood effect flooring.

Stairs to Second Floor and Landing
Panelling to walls and access to...

Bedroom 1
14'9" x 8'4" (4.51 x 2.56)
Two Double glazed windows, fitted wardrobes and radiator. Front Elevation

Bedroom 2
14'4" x 8'9" (4.39 x 2.67)
Double glazed window, panelling to one wall and radiator. Rear Elevation

Bedroom 3
11'4" x 7'5" (3.47 x 2.27)
Double glazed window, radiator. Rear Elevation

Bathroom
7'7" x 5'3" (2.32 x 1.62)
Double glazed window, radiator. Comprising: WC, wash hand basin and bath with overhead shower.

External
To the front there is a garage and driveway for off street parking. To the rear there is a large South facing garden with fenced perimiter.

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.

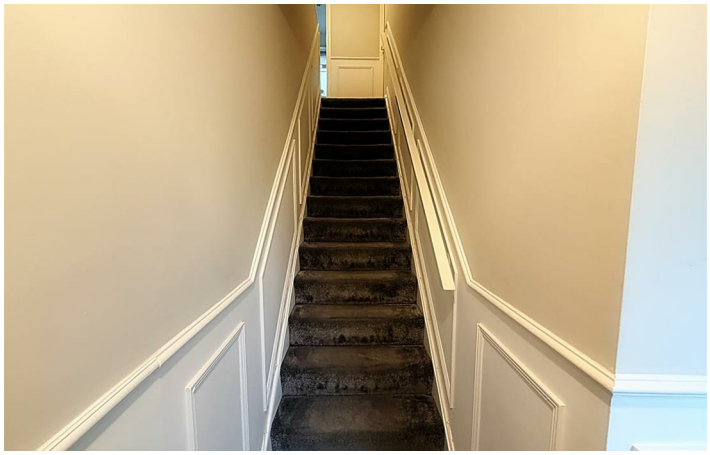
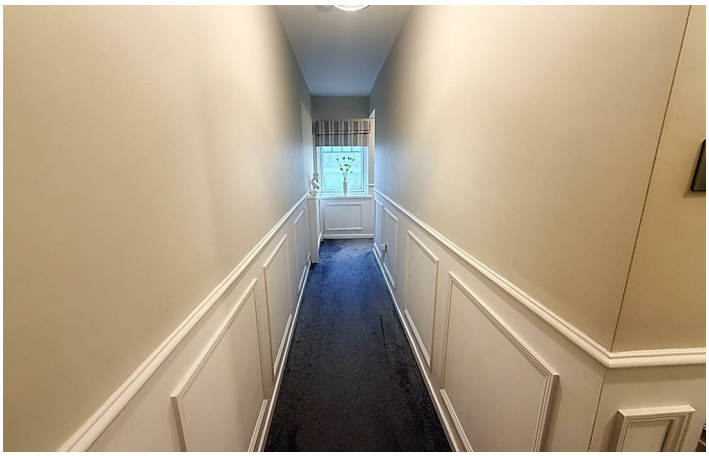
EE- Good outdoor and in-home
O2 - Good outdoor, variable in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

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.

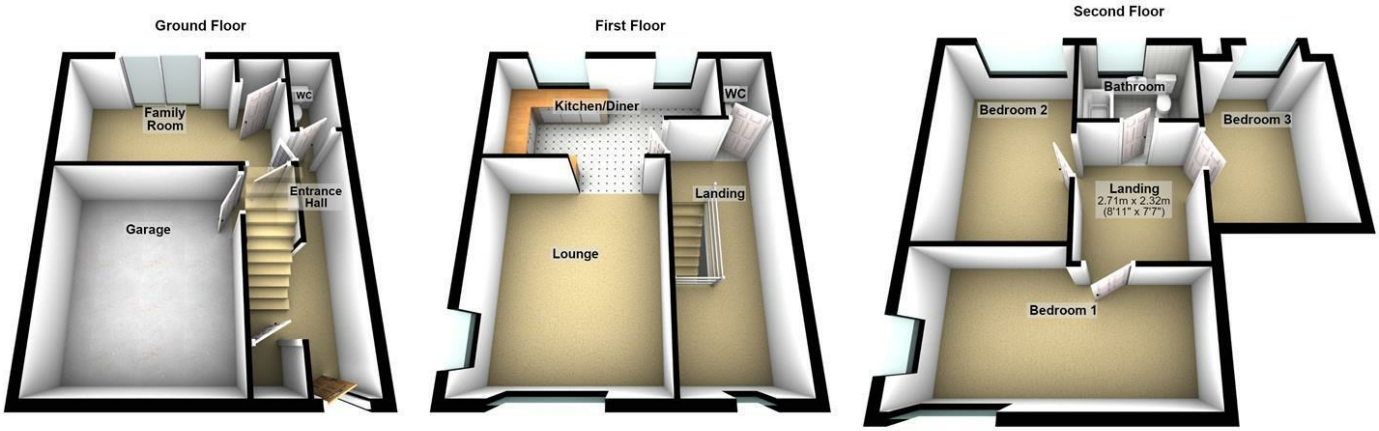
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

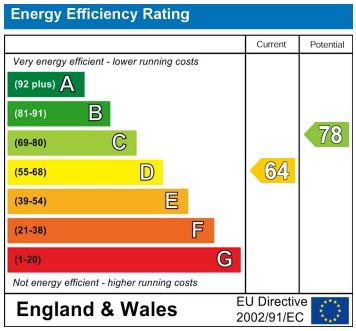
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

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.



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