



## 36 Devonshire Gardens , Wallsend, NE28 8EA

- THREE BEDROOM SEMI DETACHED HOUSE • GOOD SIZE SOUTH FACING GARDEN TO REAR •
- DETACHED GARAGE AND OFF STREET PARKING • INVESTMENT OPPORTUNITY • CHAIN FREE •
- SOLAR PANELS • EXCELLENT ROAD LINKS TO NEWCASTLE & THE COAST • FREEHOLD •
- UPDDATING IS REQUIRED - LOTS OF POTENTIAL • COUNCIL TAX BAND A • ENERGY RATING C •

**Offers Over £165,000**



- Three Bedroom Semi Detached House
- Chain Free
- Garage & Off Street Parking

- South Facing Rear Garden
- Solar Panels
- Updating Is Required
- Freehold
- Council Tax Band A
- EPC C

#### Hallway

Double glazed entrance door, double glazed window, stairs to the first floor landing, radiator.

#### Bathroom

5'5" x 4'7" (1.66 x 1.42)  
Bath, wash hand basin, double glazed window.

#### FLOOD RISK:

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

#### Lounge

13'8" x 12'5" (4.19 x 3.79)  
Double glazed window, fireplace, radiator.

#### WC

5'4" x 2'5" (1.65 x 0.76)  
Double glazed window, WC.

#### CONSTRUCTION:

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

#### Dining Area

8'2" x 8'6" (2.49 x 2.61)  
Double glazed window, radiator.

#### External

Externally there is a garden to the front and a good sized south facing garden to the rear. There is also a single detached garage and an outbuilding.

#### Kitchen

11'8" x 9'1" (3.58 x 2.79)  
Base units with sink, double glazed window, cupboards, radiator and half glazed external door.

#### 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, variable in-home  
Vodafone-Good outdoor, variable in-home

#### Landing

Double glazed window.

#### Bedroom 1

12'5" x 12'4" (3.81 x 3.77)  
Double glazed window, radiator.

#### Bedroom 2

12'5" x 9'4" (3.81 x 2.85)  
Double glazed window, cupboards, radiator.

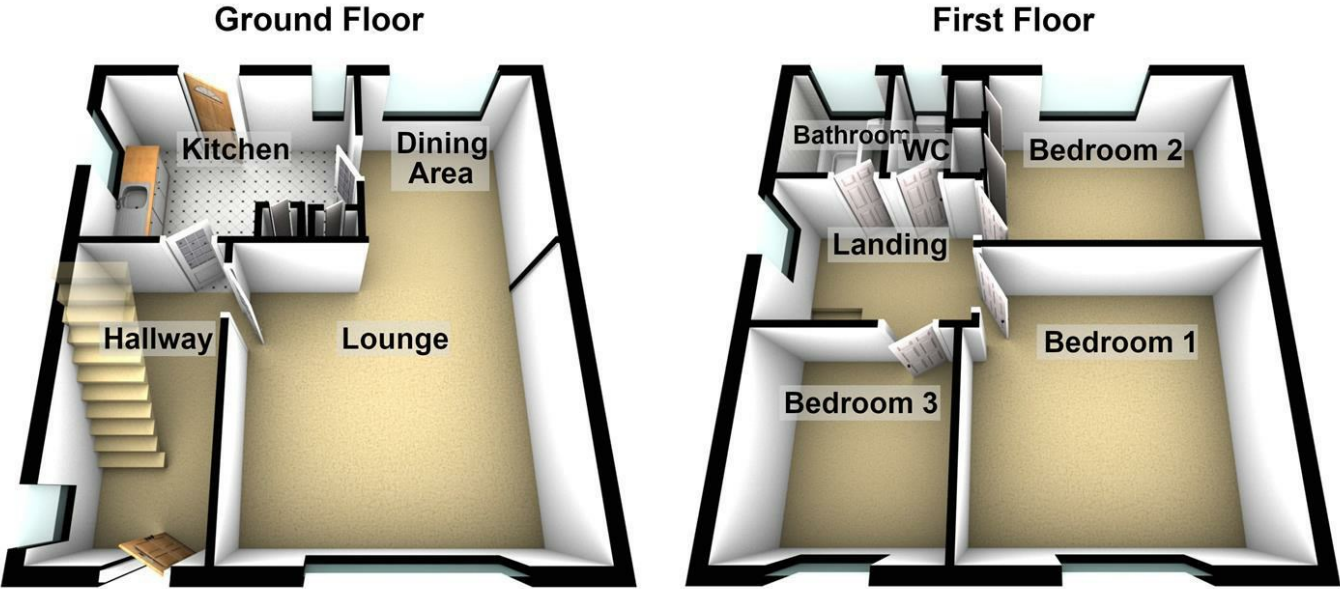
#### Bedroom 3

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

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



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                                   | 74                      | 75        |
| (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 |           |