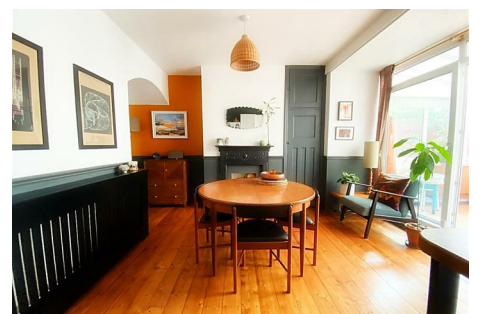




39 Cresswell Road , Wallsend, NE28 8QE

- EXTENDED SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • OFF STREET PARKING TO FRONT •
- WESTERLY ASPECT GARDEN TO REAR • LOUNGE & DINING ROOM • STORAGE AREA TO SIDE •
- HIGHLY POPULAR LOCATION CLOSE TO SHOPS, SCHOOLS, BUS SERVICES & ROAD LINKS •
- BEAUTIFULLY PRESENTED A FANTASTIC FIRST TIME BUY • COUNCIL TAX BAND B • FREEHOLD •
- ENERGY RATING TBC •

Offers Over £185,000



• Extended Two Bedroom Semi-Detached House

• Off Street Parking

• Fantastic First Time Buy

Porch

5'5" x 3'7" (1.67 x 1.11)

Double glazed entrance door with window to the side, tiling to floor, radiator an inner door leading into the hallway

Hallway

Double glazed window, stairs to the first floor landing, strip wood flooring, radiator.

Lounge

14'7" x 11'1" + bay (4.46 x 3.39 + bay)

Double glazed bay window, fireplace with wood burning stove fire, coving to ceiling, strip wood flooring, radiator.

Kitchen Area

14'8" x 7'6" (4.48 x 2.30)

Fitted with a range of wall and base units with constricting work surfaces over and sink unit, integrated oven and hob with extractor hood over, strip wood flooring. Open plan to dining area.

Dining Area

13'0" max x 10'1" (3.98 max x 3.08)

Strip wood flooring, storage cupboards, fireplace, radiator and double glazed patio doors leading into the conservatory.

• Highly Popular Location

• Westerly Aspect Rear Garden

• Freehold-Council Tax Band B

Conservatory

8'6" x 8'6" (2.60 x 2.60)

Double glazed windows, laminate flooring, radiator and double glazed door leading out to the rear garden.

Landing

Strip wood flooring, access to the loft which is part boarded, has pull down ladders and lighting.

Bedroom 1

14'7" x 11'1" (4.46 x 3.39)

Double glazed window, strip wood flooring, built-in wardrobe, storage cupboard and radiator.

Bedroom 2

10'4" x 9'6" (3.17 x 2.92)

Double glazed windows, strip wood flooring, radiator.

Bathroom

7'7" x 5'9" (2.33 x 1.77)

Comprising; bath with shower over, WC and wash hand basin with built-under storage, double glazed window, part tiled walls, radiator.

External

Externally there is a garden to the front which has planted beds and space for off street parking. There is a lovely west facing garden to the rear which is mostly paved. To the

• Conservatory

• Close To Shops & Bus Services

• Energy Rating TBC

side of the property there is a handy storage area which has doors leading to booth the front and rear.

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, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor
Vodafone-Good outdoor, variable in-home

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

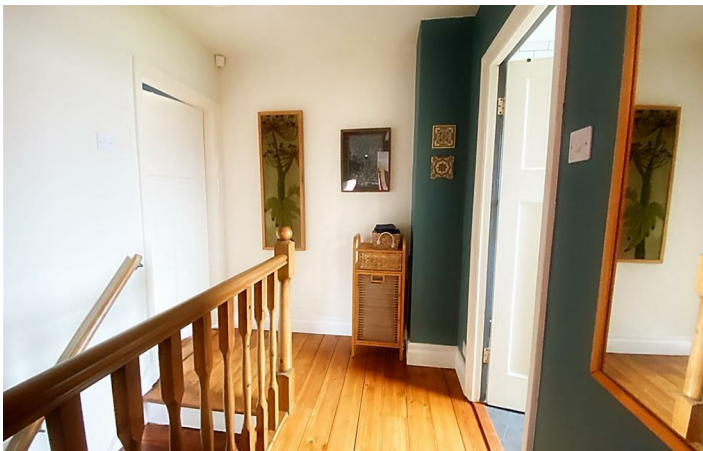
FLOOD RISK:

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

CONSTRUCTION:

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







Floor Plan



Total area: approx. 108.5 sq. metres (1167.9 sq. feet)

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