



123 Kings Road North

Kings Estate, Wallsend, NE28 9JQ

- TWO BEDROOM SEMI DETACHED HOUSE • GARAGE OFF STREET PARKING • POPULAR LOCATION •
- LOUNGE & DINING AREA • ROAD LINKS TO THE A1058 COAST ROAD SILVERLINK RETAIL PARK •
- MODERN KITCHEN • 0.5 MILE FROM RISING SUN COUNTRY PARK • FANTASTIC FIRST TIME BUY •
- FREEHOLD • COUNCIL TAX BAND B • ENERGY RATING D •

Price £180,000



Porch

Double glazed composite entrance door with windows to the side, tiling to floor, inner door leading into the hallway.

Hallway

Stairs to the first floor landing, feature panelling to walls, inner door leading into the garage, radiator.

Lounge

3.44 + bay x 3.27
Double glazed bay window, fireplace, radiator.

Dining Area

3.28 + bay x 3.27
Double glazed bay window, radiator. Open to lounge area.

Kitchen

4.09 x 2.25
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, double glazed windows, radiator and double glazed door leading to the rear garden.

Landing

Double glazed window, storage cupboard.

Bedroom 1

4.10 into robe x 3.56
Double glazed window, fitted wardrobes, radiator and cupboard.

Bedroom 2

3.21 x 2.88
Double glazed window, fitted wardrobes, radiator.

Bathroom

2.16 x 1.68
Comprising; bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and ladder style radiator.

Garage

5.92 x 2.05
The garage has power points, lighting and direct access into the property.

External

Externally there is a garden to the front which is planted with shrubs together with space for off street parking. There is a lovely garden to the rear which is laid to lawn and has planted beds.

Material Information

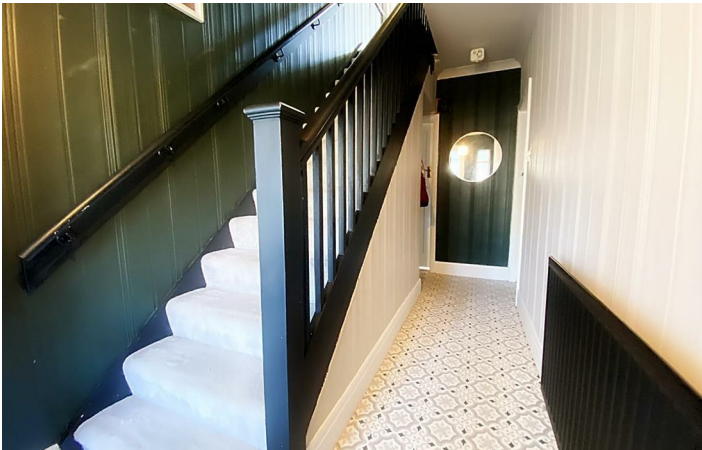
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further

information please visit
<https://checker.ofcom.org.uk>
EE-Good outdoor and in-home
O2-Variable outdoor
Three-UK-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.

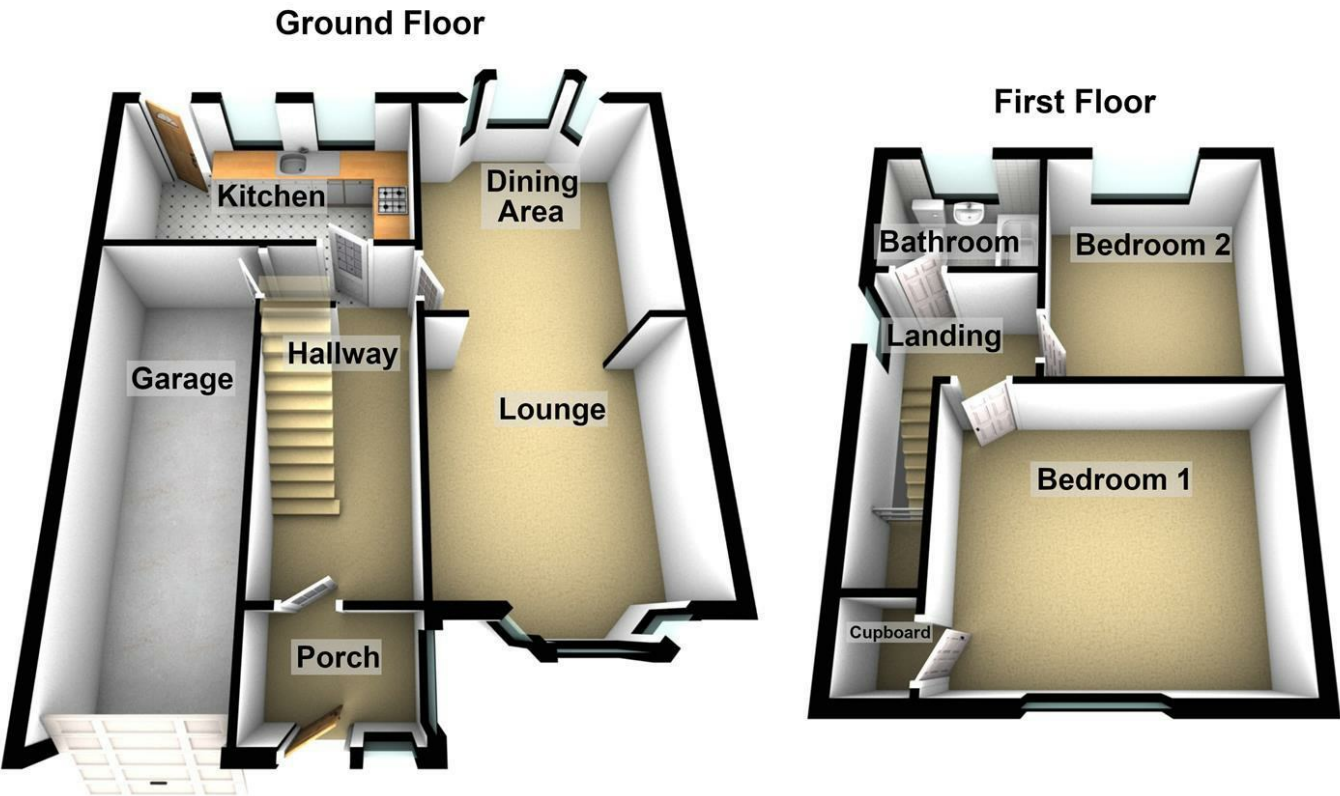
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC