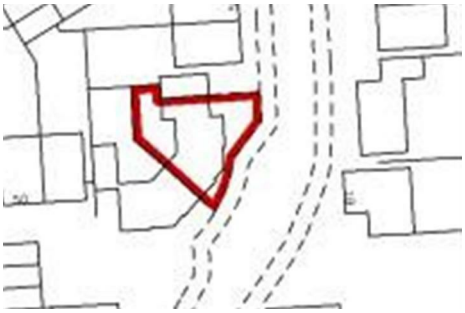
next2buy property retailers make the next step easy



53 The Meadows

, Wallsend, NE28 7QA

• FREEHOLD • THREE BEDROOM SEMI-DETACHED HOUSE • WEST FACING REAR GARDEN

• GREAT FIRST TIME BUY • EN-SUITE TO MASTER BEDROOM • READY TO MOVE INTO

• WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK • DOWNSTAIRS WC

• CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND ROAD LINKS

• GARAGE AND DRIVEWAY PARKING • COUNCIL TAX BAND C • ENERGY RATING C

Offers Over £235,000

3 2 1 C

- Freehold
- Garage and Driveway Parking
- Ready to Move into
- Three Bedroom Semi Detached House
- Great First Time Buy
- Council Tax Band C
- En-Suite to Master Bedroom
- Close to Local Amenities, Transport Links and also Major Road Links
- Energy Rating C

Entrance

Composite door opening into hallway.

Hallway

10'5" x 8'10" (3.18 x 2.70)
Stairs to first floor, built in understairs storage, access to downstairs WC, lounge and kitchen. Tiled floor, vertical radiator.

Downstairs WC

6'3" max x 3'4" (1.91m max x 1.02m)
Double glazed window, vertical radiator, part tiles walls, tiled floor, WC and wash hand basin.

Lounge/Diner

17'3" x 10'4" (5.27 x 3.15)
Double glazed windows, French doors to rear garden, laminate flooring, radiator

Kitchen

10'2" x 8'8" (3.11 x 2.66)
Fitted with range of base and wall units with countertops, gas hob, built in oven, sink, integrated fridge/freezer, plumbed for washing machine, laminate flooring.

Stairs to first floor Landing

access to...

Landing

Cupboard, access to bedrooms and bathroom

Bedroom 1

12'3" x 9'1" (3.75 x 2.79)
Double glazed window, radiator, built in wardrobes access to en-suite and access to boarded loft.

En-suite

9'0" into shower x 4'7" (2.75 into shower x 1.42)
Double glazed window, adder style radiator, WC, wash hand basin and shower.

Bedroom 2

10'4" x 8'9" (3.16 x 2.67)
Double glazed window, radiator, front elevation.

Bedroom 3

8'9" x 8'2" (2.68 x 2.51)
Double glazed window, radiator, rear elevation

Bathroom

9'3" x 3'10" (2.84 x 1.19)
Angular shape, double glazed window, ladder style radiator, bath, WC and wash hand basin, Part tiled walls.

Garage

Garage with driveway and also access via rear garden.

External

To the front there is a driveway and garage. To the rear there is Westerly aspect low maintenance garden with artificial turf and decked area.

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.

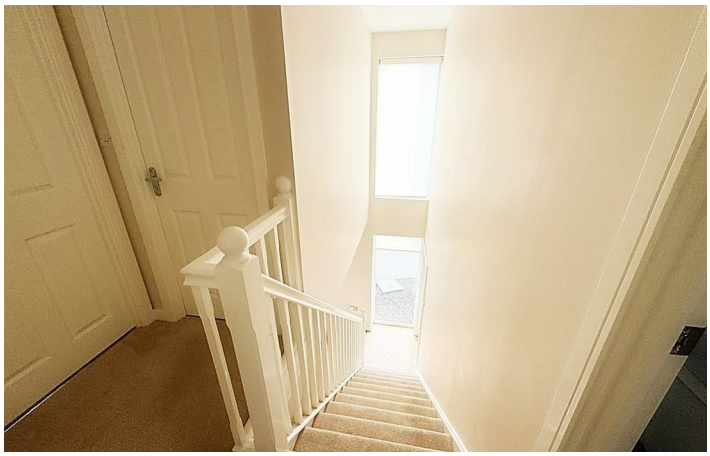
EE- Good outdoor and in-home
O2- Good outdoor
Three- Good outdoor and in-home
Vodafone - Good outdoor

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

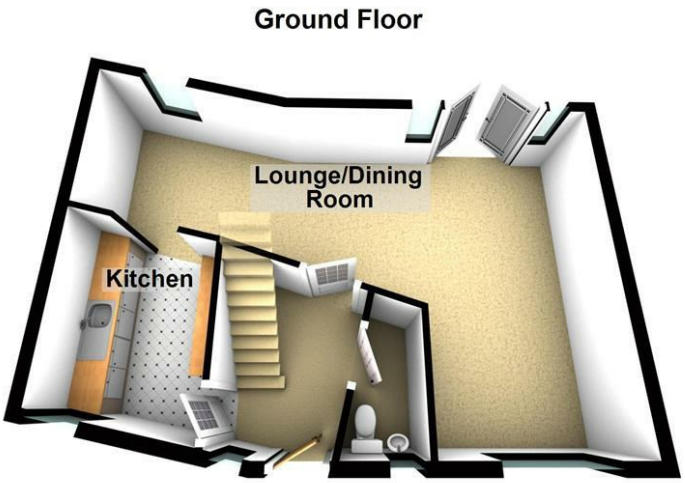
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

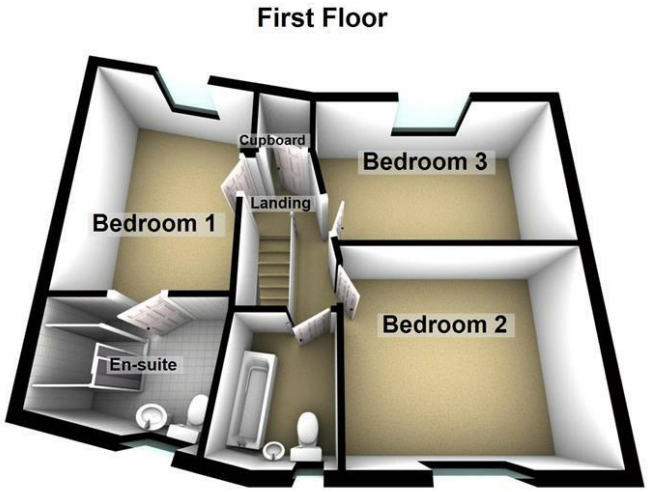
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

TYNEMOUTH

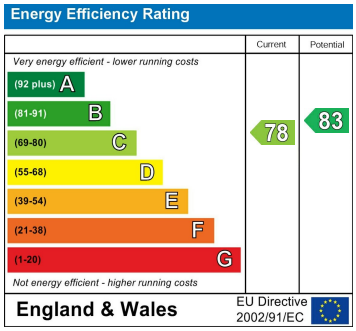


Floor Plan





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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com