



4 Forrest Road , Wallsend, NE28 8QF

A LOVELY FAMILY HOME • THREE BEDROOMS • CONSERVATORY • DOWNSTAIRS WC •

GARAGE WITH EV CHARGING PORT AND ELECTRIC SHUTTER • DRIVEWAY PARKING • FREEHOLD

DECEPTIVELY SPACIOUS SOUTH FACING REAR GARDEN • TWO RECEPTION ROOMS • NEW ROOF 2015

CLOSE TO SHOPPING FACILITIES, WESTERN PRIMARY SCHOOL & NEARBY TRANSPORT LINKS

COUNCIL TAX BAND C • ENERGY RATING TBC - BUILDERS PART EXCHANGE

Asking Price £239,950



- Great Family Home

- Close to Local Amenities, Western Primary School and Transport Links

- Freehold

Entrance Porch

UPVC Door into small entrance porch, UPVC door into hallway.

Hallway

Wood effect flooring, picture rail, stairs to first floor, access to lounge, downstairs WC and kitchen.

Lounge

12'3" into alcove x 12'2" + bay (3.74 into alcove x 3.73 + bay)
Double glazed bay window, coving to ceiling, dado rail, radiator, feature fireplace, double doors opening into dining area.

Dining Area

13'5" x 11'8" into alcove (4.09 x 3.58 into alcove)
Coving to ceiling, double doors into conservatory, radiator.

Conservatory

10'3" x 10'3" (3.14 x 3.14)
Double glazed windows and door into rear garden, laminate flooring.

Kitchen

16'8" x 7'2" (5.10 x 2.20)
Two double glazed windows, UPVC door giving side access into rear garden, wood effect flooring. Fitted with range of wall and floor units with complimentary worksurfaces, sink unit, gas hob with overhead extractor hood, built in oven, plumbed for washing machine.

- Conservatory

- South Facing Rear Gardern

- Council Tax Band C

WC

4'7" x 2'4" (1.42 x 0.73)
Comprising: WC, wash hand basin and radiator. Plastic panelling to walls.

Landing

Double glazed window, panelling to lower wall, access to bathroom and bedrooms.

Bathroom

8'5" x 7'5" (2.58 x 2.27)
Double glazed window, vertical radiator, laminate flooring, part panelling and part tiled to walls. WC, wash hand basin, bath and separate shower cubicle.

Bedroom 1

13'3" x 11'7" (4.04 x 3.54)
Rear Elevation. Double glazed window, radiator.

Bedroom 2

12'3" x 11'7" into robe (3.75 x 3.54 into robe)
Front Elevation. Double glazed window, radiataor, sliding door wardrobes.

Bedroom 3

8'6" x 7'8" (2.61 x 2.35)
Front Elevation. Double glazed window, radiator.

Garage

There is a garage with EV charging port and electric shutter.

External

The front of the property is walled but also has ample parking availabale. To the rear there is a deceptively spacious garden with summerhouse and separate

- Garage with EV Charging Port and Electric Shutter

- Downstairs WC

- Energy Rating TBC

dinning area with artifical turf and also lawned area and side paved 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, variable in-home

O2- Good outdoor, variable in-home

Three- 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: Very low.

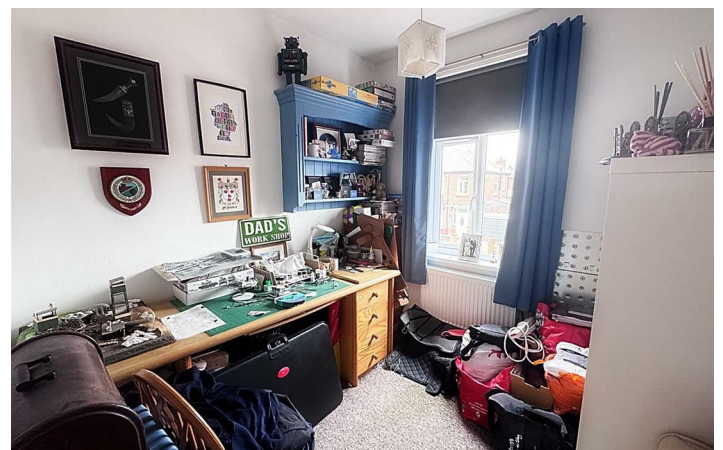
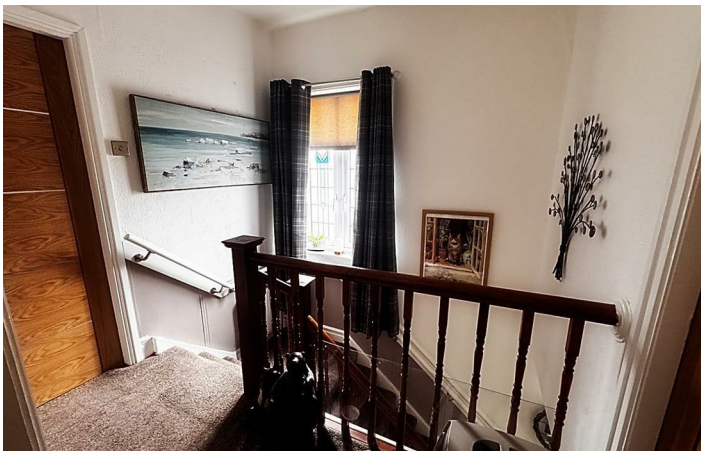
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

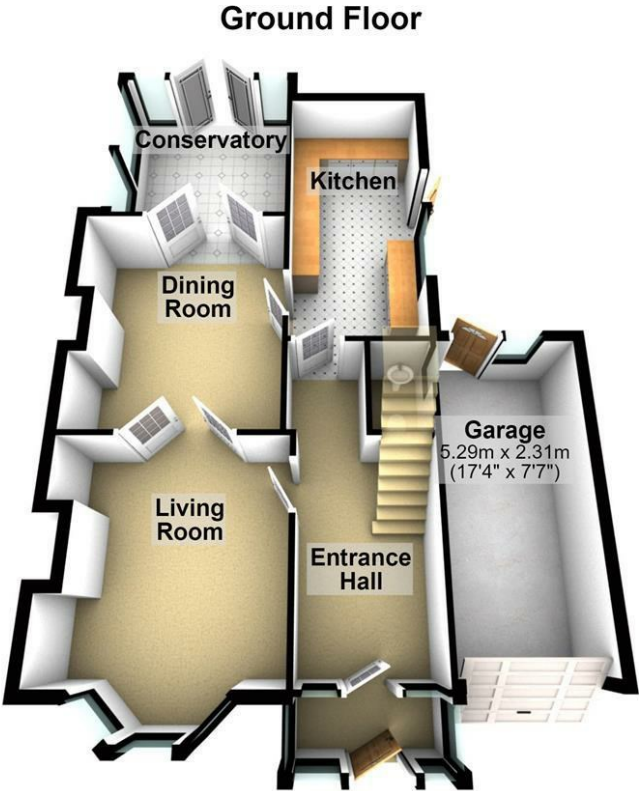
This information must be confirmed via your surveyor and legal representative.







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		
(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