

3 Springfield Gardens

Westmorland Estate, Wallsend, NE28 8AJ

** CHAIN FREE ** THREE BEDROOM SEMI DETACHED HOUSE ** OFF STREET PARKING **

** SOME UPDATING REQUIRED ** IDEAL FIRST TIME BUY ** CONSERVATORY **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** COUNCIL TAX BAND A **

** EPC RATING C ** FREEHOLD ** POTENTIAL TO EXTEND WITH PLANNING PERMISSION **

Offers Over £140,000



- Chain Free

- Front and Rear Gardens

- Conservatory

Entrance

8'1" x 6'5" (2.48 x 1.98)

Glazed door into the Hallway.

Lounge

11'11" max x 12'4" (3.65 max x 3.78)

Two double glazed windows, radiator, laminate flooring and coving.

Dining Room

8'4" x 7'3" (2.56 x 2.21)

Open plan from lounge, laminate flooring and coving.

Additional image

Kitchen

10'3" max x 10'1" (3.14 max x 3.08)

Open plan from dining area, double glazed window and door to rear garden. Fitted with range of base and wall units, sink unit and plumbed for washing machine. Tiled floor.

Conservatory

10'9" x 9'5" (3.28 x 2.89)

Double glazed windows and door to rear garden. Laminate flooring and radiator.

Stairs to First Floor Landing

Double glazed window and dado rail.

- Three Bedroom Semi Detached

- Some Updating required

- Council Tax Band A

Bedroom 1

11'7" x 11'6" max (3.54 x 3.52 max)

Two double glazed windows, decorative coving and radiator. Front Elevation

Bedroom 2

9'10" x 7'10" (3.02 x 2.39)

Two double glazed windows, radiator. Rear Elevation.

Bedroom 3

7'10" x 7'0" (2.41 x 2.15)

Double glazed window, dado rail, decorative coving and radiator. Boiler. Front Elevation.

Bathroom

8'6" x 3'11" (2.61 x 1.21)

Fitted with a three piece suite comprising; bath with overhead shower, WC and wash hand basin. Part tiled walls, double glazed window and radiator.

External

Externally there is a garden to the front which is laid to lawn with mature garden and off street parking. To the rear there is mature garden, which is Easterly aspect, with a fenced perimeter.

Material Information

BROADBAND AND MOBILE:

- Off Street Parking

- Great First Time Buy

- Energy Rating C

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

Three- Good outdoor

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.

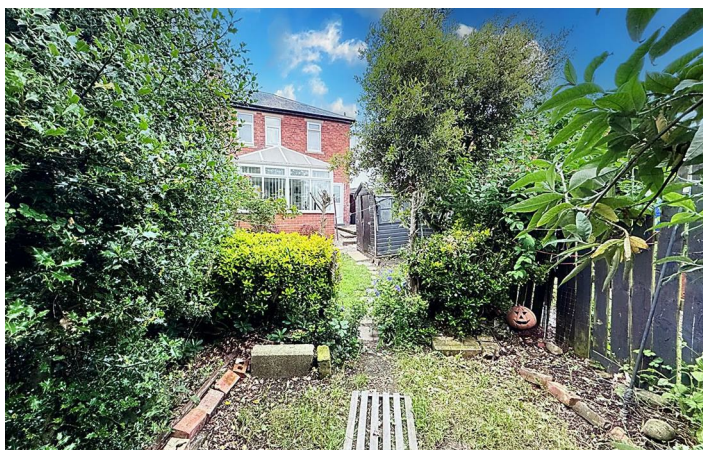
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

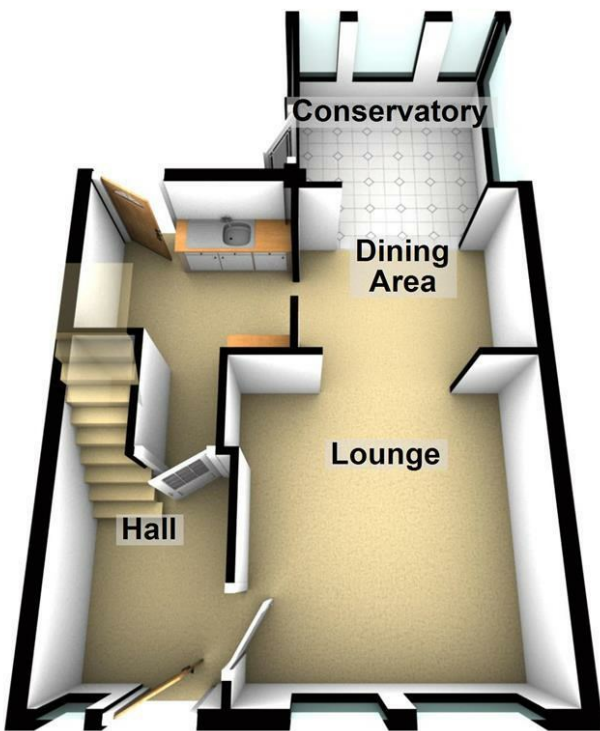
This information must be confirmed via your surveyor and legal representative.



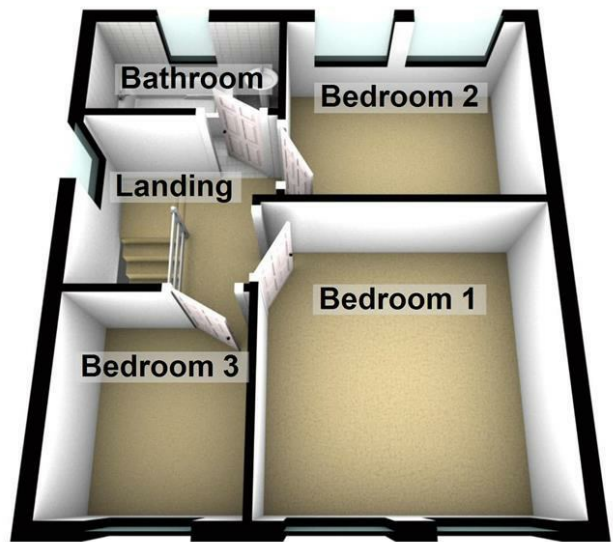


Floor Plan

Ground Floor



First Floor



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 firm's 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>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	