



240 Bewick Park , Wallsend, NE28 9TZ

- STUNNING THREE BEDROOM MID TERRACE HOUSE • BEAUTIFULLY PRESENTED THROUGHOUT •
- LOVELY PRIVATE GARDEN TO REAR • OFF STREET PARKING TO FRONT • FANTASTIC FIRST BUY •
- NEARBY SHOPPING FACILITIES • ROAD LINKS TO THE A19 & THE A1058 COAST ROAD •
- SITUATED ON BEWICK PARK A HIGHLY POPULAR LOCATION • COUNCIL TAX BAND B •
- ENERGY RATING C • FREEHOLD •

Price £175,000



- Three Bedroom Mid Terrace House
- Highly Popular Location
- Council Tax Band B
- Lovely Private Garden To Rear
- Beautifully Presented Throughout
- Freehold
- Off Street Parking To Front
- Great First Time Buy
- Energy Rating C

Lounge

14'6" x 14'6" (4.43 x 4.42)

Double glazed window, part panelled walls, stairs to the first floor landing with storage cupboard under, radiator.

Bathroom

6'1" x 6'0" (1.87 x 1.85)

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

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

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

Kitchen/Diner

14'7" x 8'10" (4.46 x 2.70)

Fitted with wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and double glazed French doors leading out to the rear garden.

External

Externally there is block paving to the front providing space for off street parking. There is a lovely private garden to the rear which has lawn, paved patio and a fenced perimeter.

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>

Landing

Access to bedrooms and bathroom.

Bedroom 1

12'10" x 7'11" (3.92 x 2.43)

Double glazed window, part panelled walls, radiator.

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor

Vodafone-Good outdoor

Bedroom 2

10'9" x 7'11" (3.29 x 2.43)

Double glazed window, part panelled walls, radiator.

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

Bedroom 3

8'11" ma x 6'4" (2.73 ma x 1.95)

Double glazed window, cupboard and radiator.

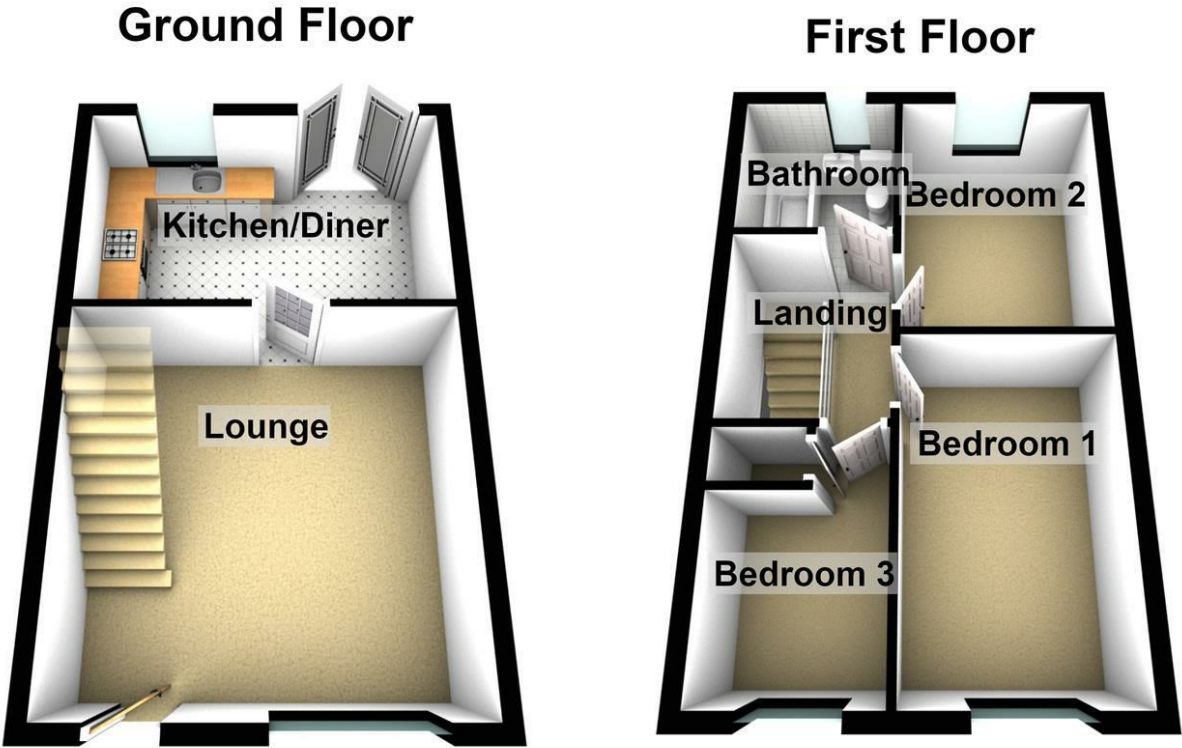
FLOOD RISK:

Yearly chance of flooding:





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		87
(81-91) B		
(69-80) C	71	
(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