



## 55 Queens Crescent , Wallsend, NE28 8DW

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

\*\* TWO RECEPTIONS ROOMS \*\* SOUTH WESTERLEY ASPECT REAR GARDEN \*\*

\*\* RICHARDSON DEES PARK 0.4. MILES \*\* WALLSEND SHOPPING CENTRE 0.7 MILES \*\*

\*\* POPULAR LOCATION \*\* UPDATING REQUIRED \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

Offers Over £160,000



- South Westerly Rear Garden
- Plenty Parking Access
- Close to Local Amenities and Transport Links

- No Onward Chain
- Great family Home
- Energy Rating D

- Freehold
- Close to Park
- Council Tax Band A

**Entrance**

UPVC door into the Dining Room.

**Dining Room**

11'11" x 13'1" (3.65 x 3.99)

Double glazed window, and radiator.

**Living Room**

3.76 x 4.56

Two double glazed windows, radiator and a sandstone style fire surround and fire.

**Kitchen**

3.76 x 2.53

Double glazed window, and door to the rear garden, radiator and an under stairs storage cupboard which also houses boiler. Fitted with floor and wall units, counters and sink, gas hob and an electric oven.

**Stairs to First Floor**

Leading to...

**Landing**

Double glazed window, loft access and a storage cupboard

**Bedroom 1**

3.66 x 4.00

Two double glazed windows, and radiator.

**Bedroom 2**

3.80 x 2.68

Double glazed window, and radiator. Built in cupboard.

**Bedroom 3**

2.81 x 2.40

Double glazed window, and radiator.

**Bathroom**

4'5" x 6'2" (1.35 x 1.88)

Double glazed window, and radiator. Part tiled walls and fitted with bath and wash hand basin.

**Toilet**

4'4" x 2'11" (1.33 x 0.91)

Double glazed window, and WC.

**External**

There are gardens front and rear. The rear is south westerly facing

and laid mainly to lawn, It extends to the side and is secured with fencing.

There is also a lawned garden to the front and an extensive driveway providing parking for several vehicles.

There is also a lawned garden to the front and an extensive driveway providing parking for several vehicles.

**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>

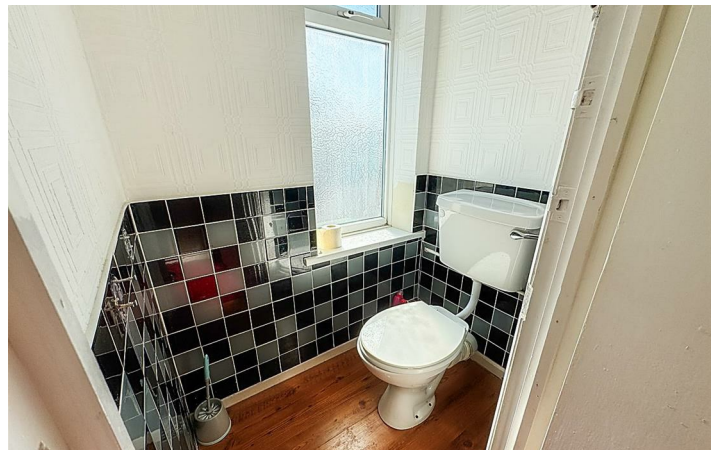
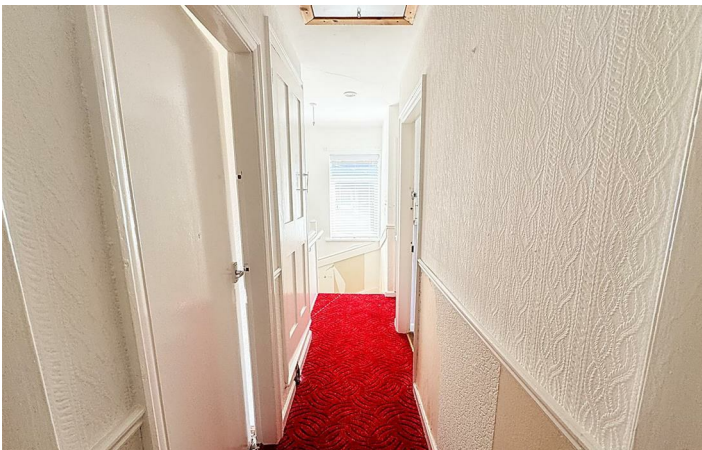
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

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

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

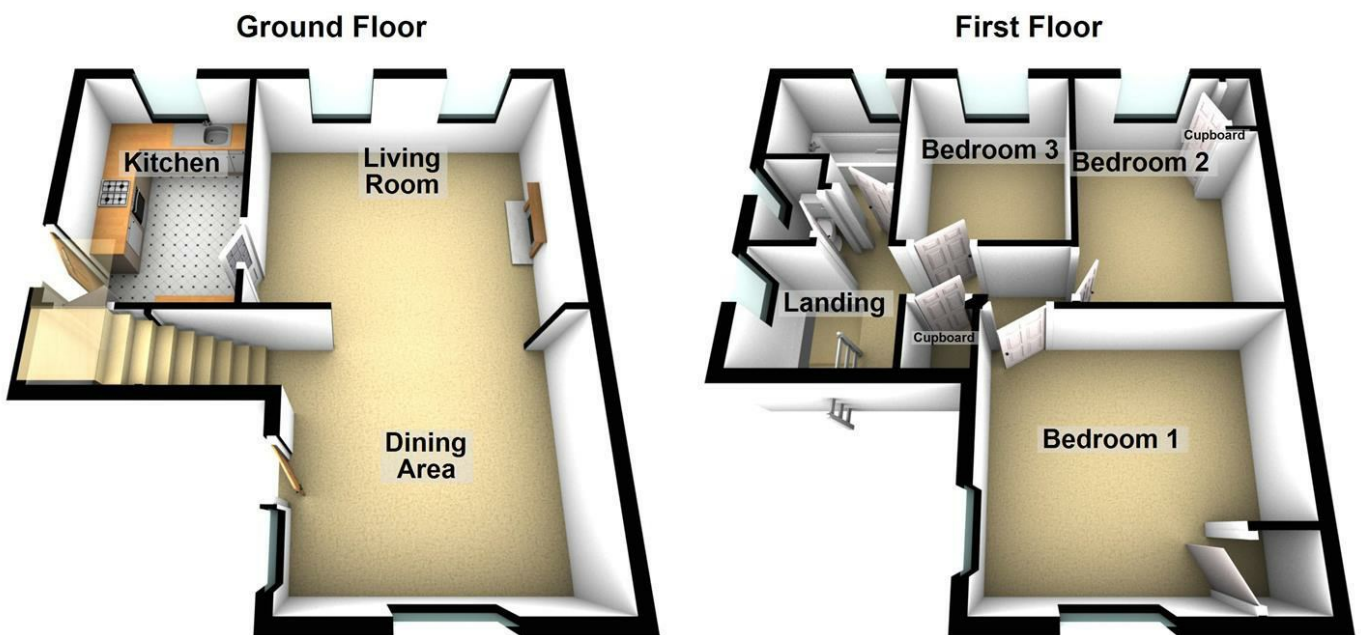
**FLOOD RISK:**  
 Yearly chance of flooding:  
 Surface water: Very low.  
 Rivers and the sea: Very low.

**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 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](mailto: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			
(55-68) D		63	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	