



ASKING PRICE

**£239,950**

**Howdon Green**

Wallsend, NE28 6TE



Nestled in the tranquil cul-de-sac of Howdon Green, Wallsend, this charming three-bedroom detached home offers a perfect blend of comfort and style, making it an ideal family residence. Upon entering, you are greeted by a welcoming entrance lobby that leads into a spacious lounge, perfect for relaxation and entertaining. The dining room provides an inviting space for family meals, while the breakfasting kitchen is both functional and stylish, complemented by a convenient utility room and a downstairs WC.

As you ascend to the first floor, you will find a well-appointed landing that leads to three generously sized double bedrooms. The master bedroom boasts an en-suite bathroom, ensuring privacy and convenience, while the family bathroom is thoughtfully designed to cater to the needs of the household.

Externally, the property features a well-maintained garden at the front, accompanied by a driveway that provides access to a single garage. The generous rear garden is a delightful outdoor space, complete with a patio area, ideal for summer gatherings or quiet evenings under the stars.

This tastefully presented home is not only spacious but also conveniently located, making it a fantastic choice for families seeking a peaceful yet accessible living environment. Viewing is essential to fully appreciate all that this property has to offer.

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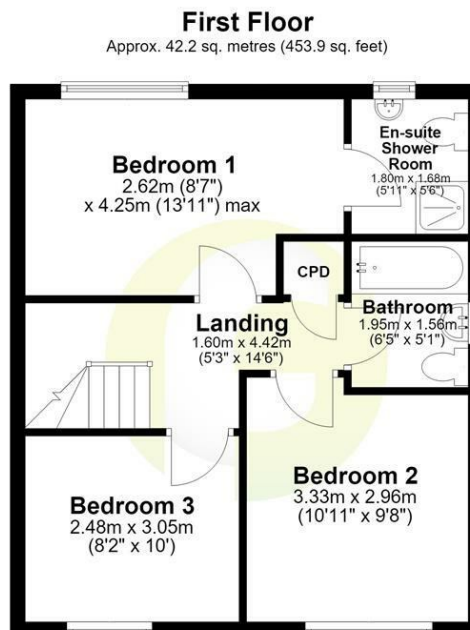
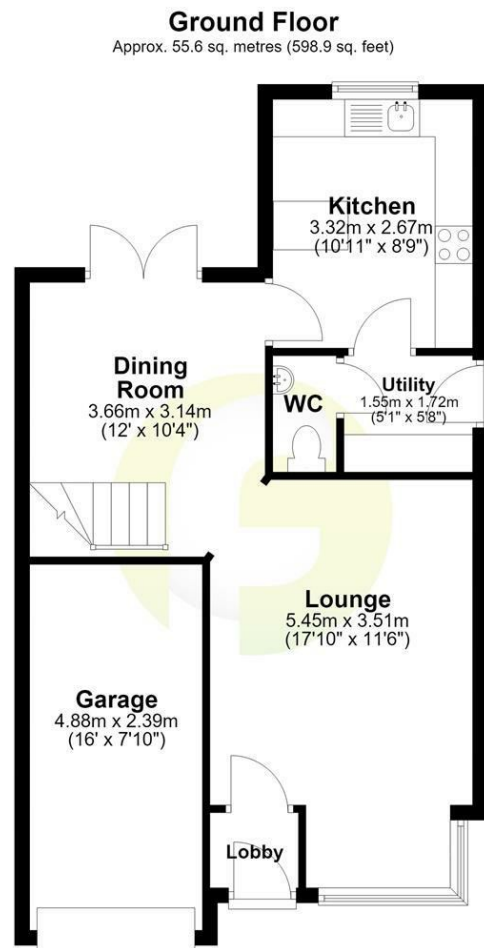












Total area: approx. 97.8 sq. metres (1052.8 sq. feet)

## LOCAL AUTHORITY

North Tyneside

## TENURE

Leasehold

## COUNCIL TAX BAND

C

## VIEWINGS

By prior appointment only

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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