

## 52 Bewick Park , Wallsend, NE28 9RU

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

**\*\* NEWLY REFURBISHED \*\* TWO BEDROOM TERRACED HOUSE \*\* GREAT FIRST BUY \*\***

**\*\* DRIVEWAY PARKING \*\* SOUGHT AFTER LOCATION \*\*TWO DOUBLE BEDROOMS \*\***

**\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\***

**O.I.R.O £165,000**



- Ready to Move into
- Refitted Kitchen & Bathroom
- Council Tax Band B
- Newly Re-furnished
- Driveway Parking
- Energy Rating D
- Two Double Bedrooms
- Great First Time Buy
- Freehold

### Entrance

Double glazed door into inner lobby and access to lounge.

### Living Room

14'2" x 12'5" (4.32 x 3.78)

UPVC double glazed window, and radiator. Newly decorated, laminate flooring and stairs to first floor.

### Kitchen

8'11" x 12'5" (2.72 x 3.78)

UPVC double glazed window, radiator, door to the rear garden, newly fitted with a range of floor and wall units with complimentary counter tops, sink, built in oven and hob with extractor hood, integrated fridge freezer, under unit lighting and plumbed for washing machine.

### Stairs to First Floor

Newly decorated and carpeted. Landing leading to..

### Bedroom 1

8'5" x 12'5" (2.57 x 3.78)

UPVC double glazed window, radiator. Newly decorated and carpeted.

### Bedroom 2

8'10" x 12'5" (2.69 x 3.78)

UPVC double glazed window, radiator. Newly decorated and carpeted.

### Bathroom

5'4" x 9'8" (1.63 x 2.95)

Radiator, part panelled walls, fitted with bath with overhead shower, WC, wash hand basin, recessed lighting and storage cupboard.

Newly decorated.

### External

There is block paved driveway parking to the front. There is a garden to the rear, fenced with lawn and a decked patio 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 and in-home  
O2- Good outdoor  
Three- Good outdoor, variable in-home

Vodafone - Good outdoor

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

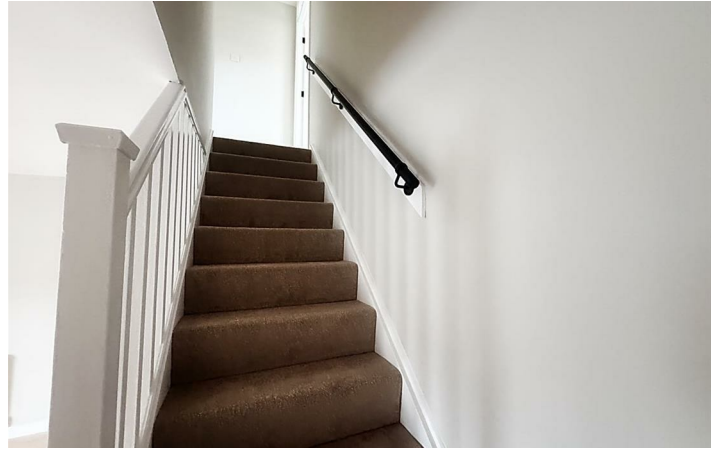
### FLOOD RISK:

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

### CONSTRUCTION:

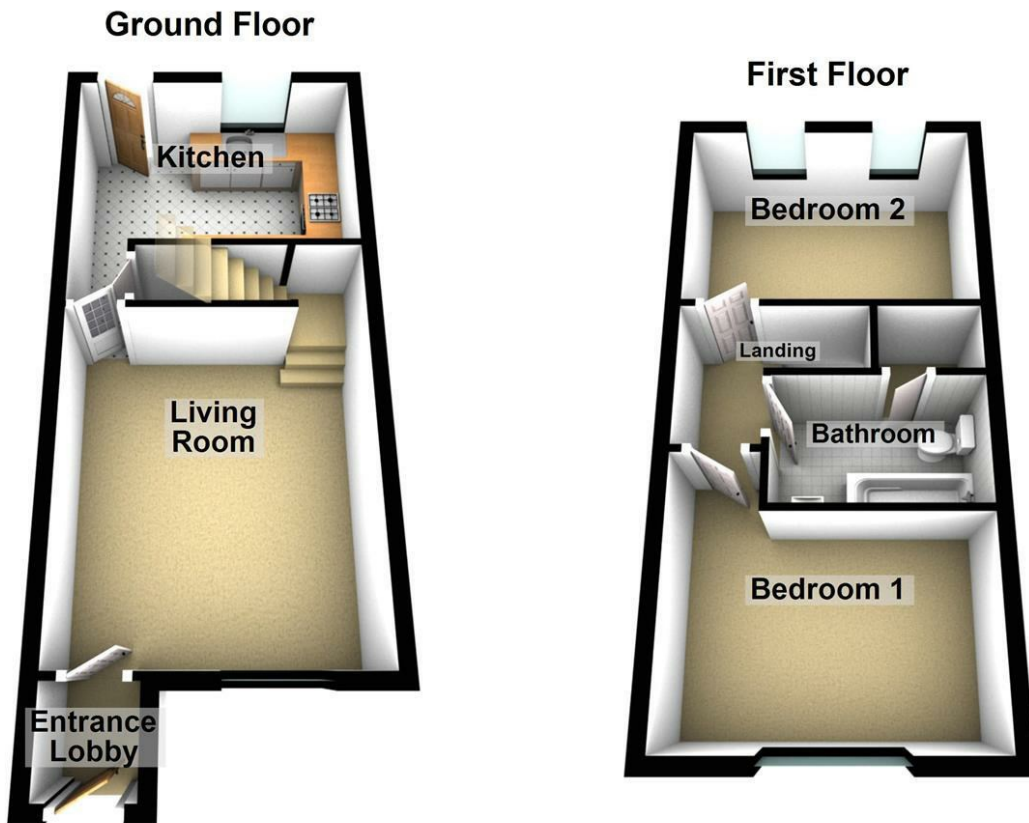
Traditional

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





# Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		72	
(55-68) D			
(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	