



## 18 Cestrium Court St Peters Park, Wallsend, NE28 7JR

\*\* CHAIN FREE \*\* FREEHOLD \*\* GARAGE & DRIVEWAY \*\* THREE BEDROOM END TERRACE HOUSE \*\*

\*\* EN-SUITE TO MASTER BEDROOM \*\* KITCHEN/DINER \*\* CONSERVATORY \*\*

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

\*\* GREAT FIRST TIME BUY \*\* ENERGY RATING C \*\* COUNCIL TAX BAND B \*\*

**Asking Price £195,000**



- Freehold
- En-suite to Master Bedroom
- Close to Local Amenities, Schools, Transport Links and Major Road Links
- Three Bedroom End Terrace with Garage
- Downstairs WC
- Council Tax Band B
- Conservatory
- Great First Time Buy
- Energy Rating C

### Entrance Hall

Composite door, access to downstairs WC. lounge and stairs to first floor

### Lounge

14'5" x 12'5" max (4.40 x 3.80 max)  
Double Glazed window, two radiators (one vertical), feature fireplace, double timber doors into kitchen diner.

### Kitchen/Diner

15'7" x 10'7" (4.76 x 3.23)  
Fitted with range of wall and base units with complimentary worktops, sink, built in oven and induction hob and extractor hood, integrated fridge freezer, dishwasher, washing machine and wine cooler, understairs cupboard and access to conservatory.

### Conservatory

9'2" x 7'9" (2.80 x 2.37 )  
Accessed via French doors from Kitchen/Diner - access to rear garden.

### Stairs to First Floor Landing

Access to bathroom, loft and three bedrooms.

### Bathroom

7'1" x 5'2" (2.17 x 1.60)  
Double glazed window, ladder style radiator, WC, hand wash basin in vanity unit, bath with overhead shower. Fully tiled.

### Bedroom 1

10'7" to robe x 10'1" (3.24 to robe x 3.09 )  
Double glazed window, radiator, fitted wardrobes.

### En-suite

7'3" into shower x 5'0" (2.21 into shower x 1.54 )  
Fitted with shower cubicle, WC and hand wash basin set in vanity unit.

### Bedroom 2

9'4" max x 10'0" (2.85 max x 3.05)  
Double glazed window, radiator.

### Bedroom 3

7'8" x 7'3" (2.36 x 2.21)  
Double glazed window, radiator, cupboard over stairs.

### External

To the front there is a fenced garden. To the rear there is a low maintenance garden with out building which is current being used as snug.

### Garage

There is a garage and driveway just a short walk from property.

### 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, variable in-home  
Three - Good outdoor, variable in-home  
Vodafone - Good outdoor

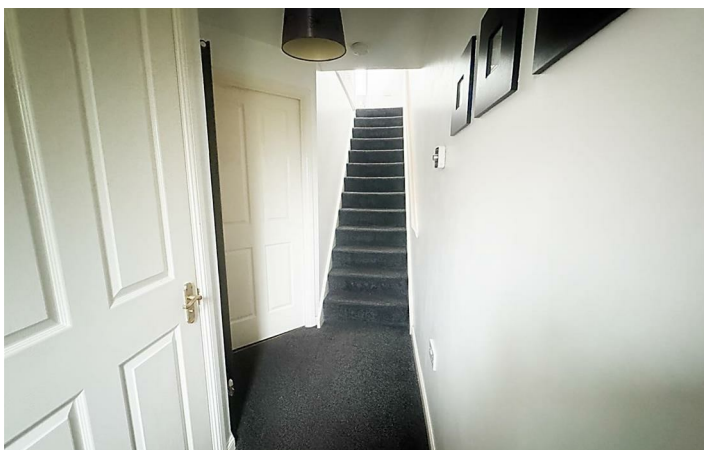
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

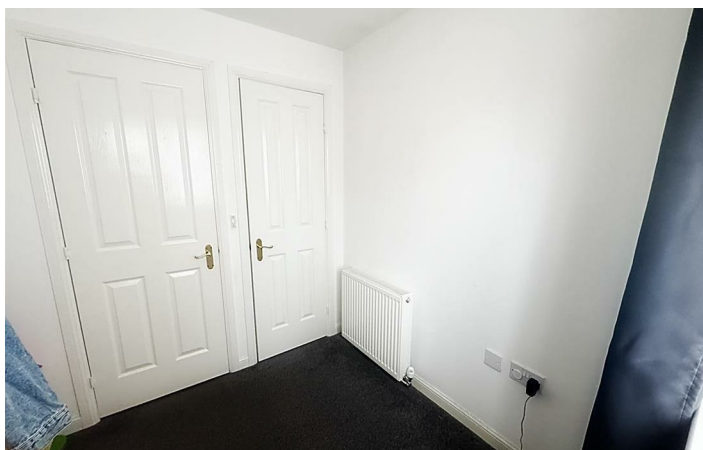
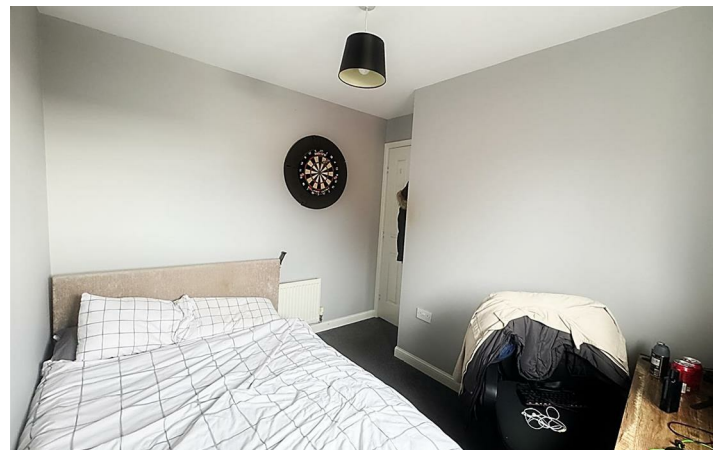
#### FLOOD RISK:

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

#### CONSTRUCTION:

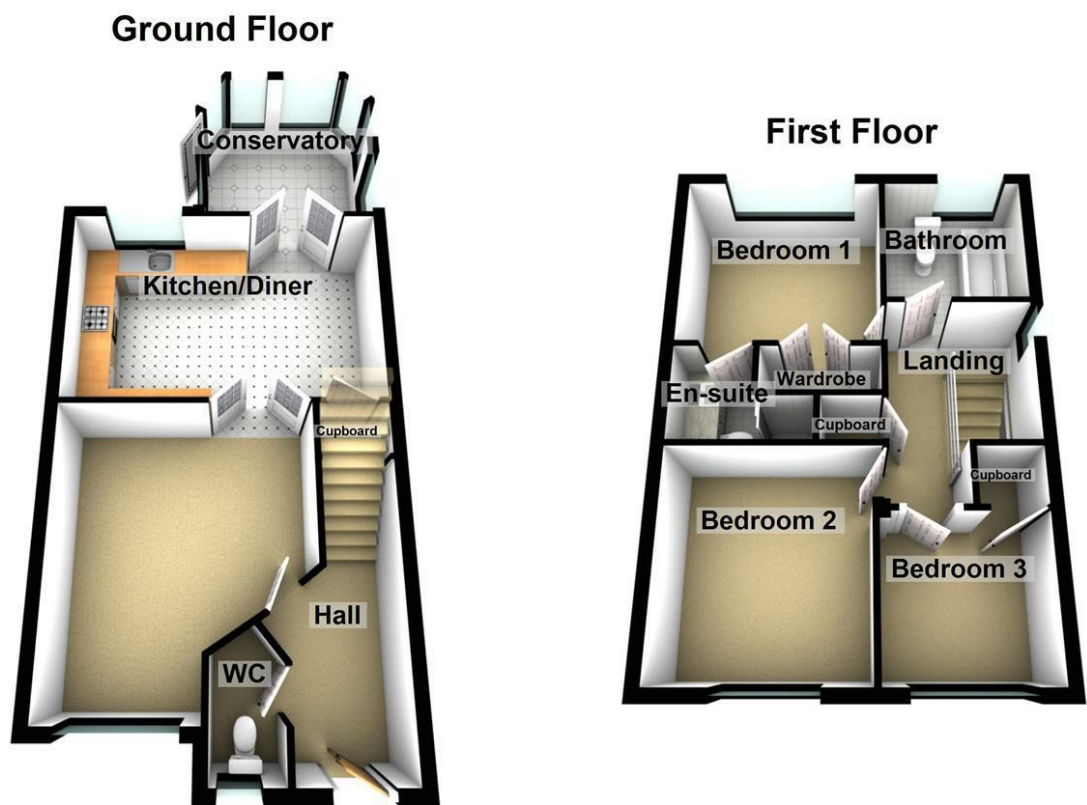
Traditional  
This information must be confirmed via your surveyor and legal representative.







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 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                                   | 73      |                         |
| (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 |