next2buy property retailers make the next step easy

36 Devonshire Gardens

, Wallsend, NE28 8EA

• THREE BEDROOM SEMI DETACHED HOUSE • GOOD SIZE SOUTH FACING GARDEN TO REAR •

• DETACHED GARAGE AND OFF STREET PARKING • INVESTMENT OPPORTUNITY • CHAIN FREE •

• SOLAR PANELS • EXCELLENT ROAD LINKS TO NEWCASTLE & THE COAST • FREEHOLD •

• UPDDATING IS REQUIRED - LOTS OF POTENTIAL • COUNCIL TAX BAND A • ENERGY RATING C •

Offers Over £160,000

3 1 1 C

- Three Bedroom Semi Detached House
- South Facing Rear Garden
- Freehold
- Chain Free
- Solar Panels
- Council Tax Band A
- Garage & Off Street Parking
- Updating Is Required
- EPC C

Hallway

Double glazed entrance door, double glazed window, stairs to the first floor landing, radiator.

Lounge

13'8" x 12'5" (4.19 x 3.79)
Double glazed window, fireplace, radiator.

Dining Area

8'2" x 8'6" (2.49 x 2.61)
Double glazed window, radiator.

Kitchen

11'8" x 9'1" (3.58 x 2.79)
Base units with sink, double glazed window, cupboards, radiator and half glazed external door.

Landing

Double glazed window.

Bedroom 1

12'5" x 12'4" (3.81 x 3.77)
Double glazed window, radiator.

Bedroom 2

12'5" x 9'4" (3.81 x 2.85)
Double glazed window, cupboards, radiator.

Bedroom 3

9'4" x 8'11" (2.86 x 2.74)
Double glazed window, radiator.

Bathroom

5'5" x 4'7" (1.66 x 1.42)
Bath, wash hand basin, double glazed window.

WC

5'4" x 2'5" (1.65 x 0.76)
Double glazed window, WC.

External

Externally there is a garden to the front and a good sizer south facing garden to the rear. There is also a single detached garage and an outbuilding.

Material Information

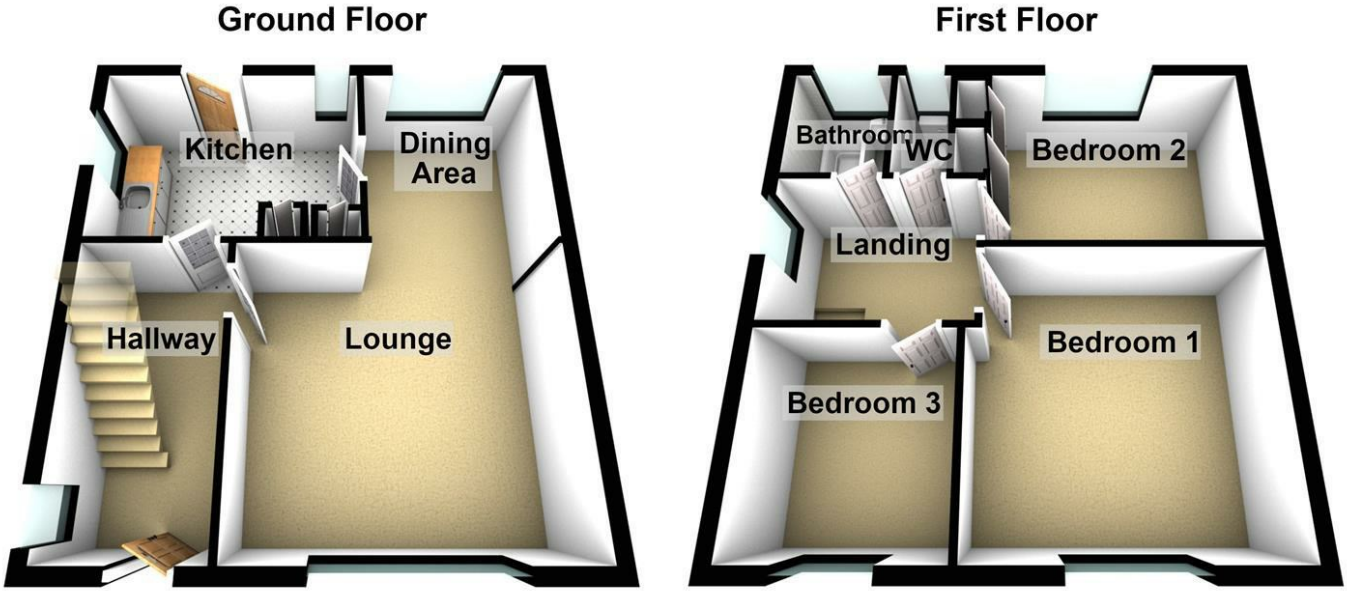
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor, variable in-home

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

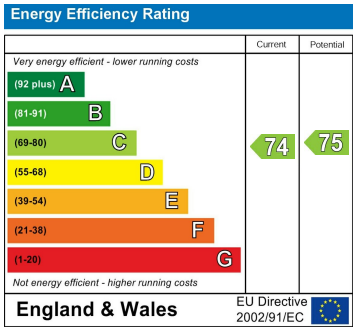
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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 firms 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 https://www.next2buy.com