

12 Valley Gardens , Wallsend, NE28 7HB

** 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. **

** STUNNING THREE BEDROOM SEMI DETACHED HOUSE WITH LOVELY OPEN ASPECT TO FRONT **

** SPACIOUS LOUNGE/DINING ROOM WITH WOOD BURNING STOVE FIRE ** UTILITY ROOM **

** BEDROOM ONE WITH OFFICE/DRESSING ROOM ** MODERN KITCHEN & BATHROOM **

Offers Over £200,000



- Three Bedroom Semi Detached House
- Modern Kitchen & Bathroom
- Freehold
- Beautifully Presented Throughout
- Bedroom 1 With Office/ Dressing Room
- Council Tax Band B
- Wood Burning Stove Fire To Lounge
- Utility Room- Open Aspect To Front
- Energy Rating C

Hallway

Double glazed entrance door, wood effect flooring, feature panelling to walls, stairs to the first floor landing, radiator.

Lounge/Dining Area

18'2" x 11'4" + bay (5.56 x 3.46 + bay)

Double glazed bay window, fireplace with wood burning stove fire, feature panelling to walls, cupboards and shelving to alcove, wood effect flooring, radiator.

Kitchen

14'2" x 11'3" (4.33 x 3.44)

Fitted with a range of wall and base units with work surfaces over and Belfast style sink, integrated dishwasher, spotlights to ceiling, storage cupboard, double glazed window and vertical radiator.

Utility Room

11'7" x 6'2" (3.54 x 1.89)

Fitted with wall and base units with work surfaces over, sink unit and plumbed for washing machine.

Double glazed window, radiator. part tiled walls, glazed door leading to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'3" x 11'5" (4.36 x 3.50)

Double glazed window, cupboard, radiator.

Office/ Dressing Room

11'7" x 6'5" (3.55 x 1.97)

Double glazed window, storage cupboard, radiator. Currently used as an office but could also be used as a dressing room.

Bedroom 2

11'8" x 11'5" + bay (3.56 x 3.49 + bay)

Double glazed bay window, wood effect flooring, radiator.

Bedroom 3

11'7" x 7'9" (3.55 x 2.37)

Double glazed window, panelling to walls, fitted wardrobes, radiator.

Bathroom

8'7" x 7'11" (2.63 x 2.43)

Comprising; shower cubicle, bath, WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator.

External

Externally the front garden has an open aspect and is gravelled for low maintenance. There is a private garden to the rear which has an

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

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

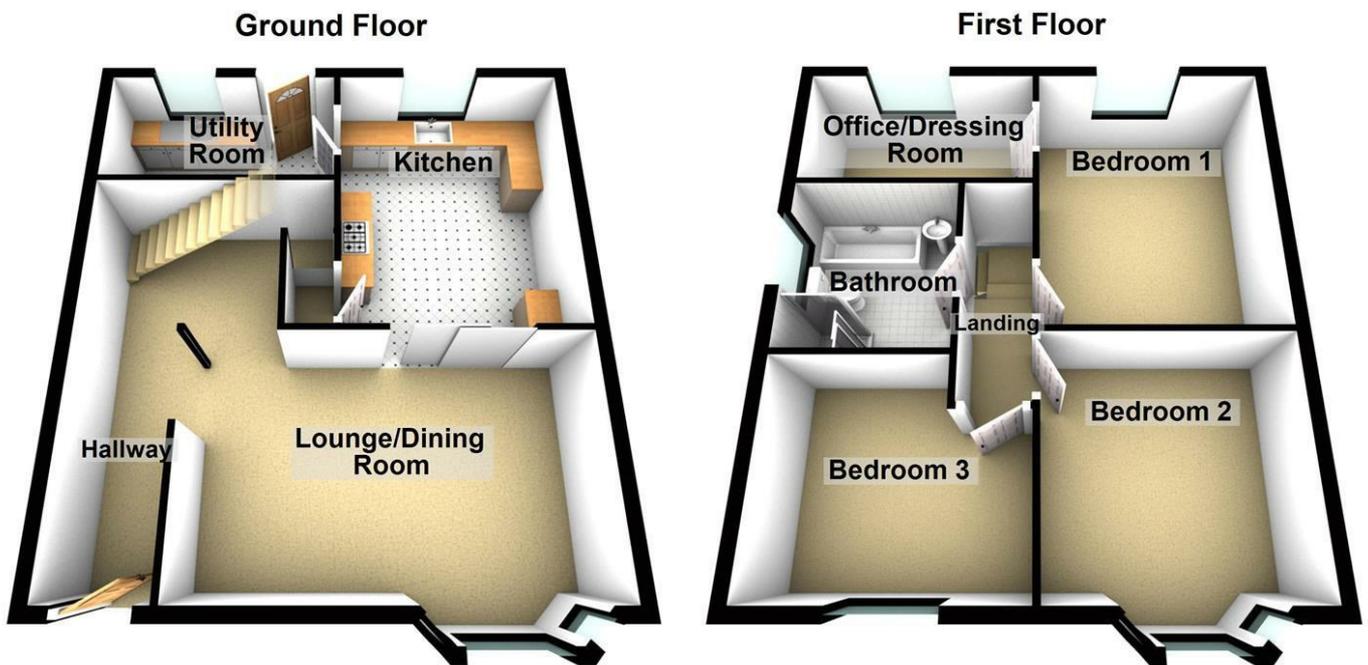
This information must be confirmed via your surveyor and legal representative.







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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	81
England & Wales		EU Directive 2002/91/EC	