



165 Bewick Park , Wallsend, NE28 9RZ

- BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE HOUSE • SPACIOUS SUN LOUNGE •
- MODERN KITCHEN/DINER WITH EXTENSIVE RANGE OF INTEGRATED APPLIANCES • FREEHOLD •
- ROAD LINKS TO THE A19 & A1058 COAST ROAD • NEARBY SCHOOLS & SHOPPING FACILITIES •
- LOVELY SOUTH FACING REAR GARDEN • MODERN REFITTED BATHROOM • POPULAR LOCATION •
- OFF STREET PARKING • COUNCIL TAX BAND B • ENERGY RATING TBC •

Offers Over £200,000



- Three Bedroom End Terrace House
- Modern Bathroom
- Freehold
- Modern Kitchen With Integrated Appliances
- South Facing Rear Garden
- Council Tax Band B
- Spacious Sun Lounge To Rear
- Off Street Parking To Front
- Energy Rating TBC

Entrance

Double glazed entrance door, laminate flooring, double glazed window, inner door leading into the lounge.

Lounge

14'6" x 14'3" (4.43 x 4.36)

Double glazed window, stairs to the first floor landing with built-under storage, radiator.

Kitchen/Diner

14'5" x 8'10" (4.41 x 2.71)

Fitted with a modern range of wall and base units with work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, integrated fridge/freezer, dishwasher and washer/dryer, double glazed window, vertical radiator and double glazed French doors leading into the sun lounge.

Sun Lounge

12'8" x 10'11" (3.88 x 3.35)

Double glazed windows, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

12'11" x 7'10" (3.94 x 2.41)

Double glazed window, radiator.

Bedroom 2

10'7" x 8'0" (3.25 x 2.44)

Double glazed window, radiator.

Bedroom 3

8'11" x 6'4" (2.72 x 1.94)

Double glazed window, laminate flooring, radiator.

Bathroom

6'3" x 6'1" (1.91 x 1.87)

Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls, tiling to floor and ladder style radiator.

External

Externally there is a garden to the front which is laid to lawn together with space for off street parking. The rear garden is south facing and is mostly laid to lawn.

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:

Rivers and the sea: Very low.

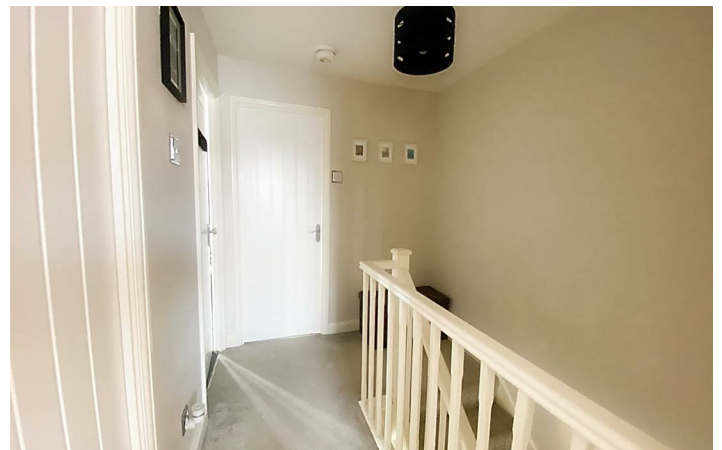
Surface water: Very low.

CONSTRUCTION:

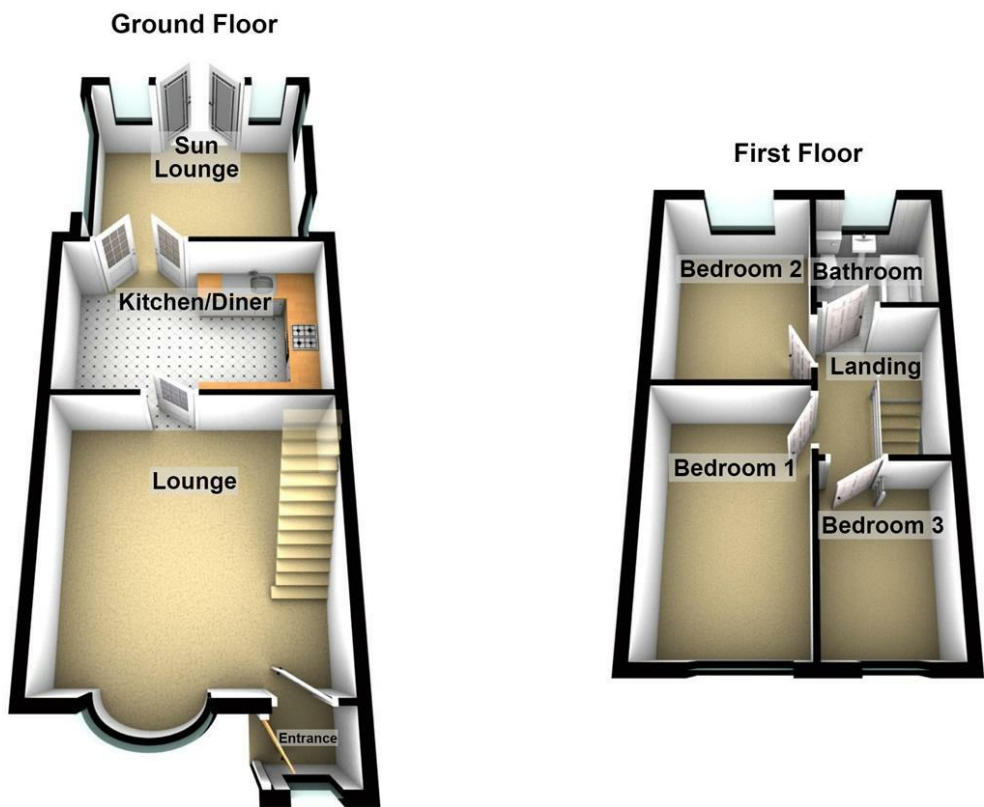
Traditional

This information must be confirmed via our surveyor.





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		
(81-91) B		
(69-80) C		
(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