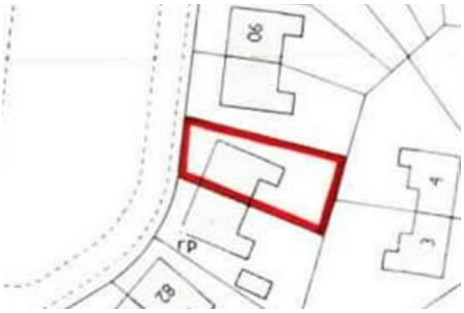
next2buy property retailers make the next step easy



86 St. Peters Road

Holy cross, Wallsend, NE28 7HF

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.

CLOSE TO LOCAL AMENITES, SCHOOLS AND TRANSPORT LINKS • COAST ROAD 0.5 MILES

SILVERLINK RETAIL PARK 2.5 MILES • HADRIAN ROAD METRO STATION 1.3 MILES

THREE DOUBLE BEDROOMS • MODERN BREAKFASTING KITCHEN • FAMILY AREA • DOWNSTAIRS WC

Offers Over £195,000

3 1 2 C

- Great Family Home
- Downstairs WC
- Utility Room
- Gardens to Front and Rear
- Breakfasting Kitchen
- Freehold
- Three Double Bedrooms
- Family Area
- Energy Rating C

Entrance
Double glazed door into hallway

Hallway
Tiled flooring, radiator, copving to ceiling, storage and access to WC.

Downstairs WC
4'3" x 3'8" (1.30 x 1.14)
Double glazed window, tiled flooring, part tiled walls, WC and wash hand basin,

Lounge
11'11" into bay x 10'0" max (3.64 into bay x 3.05 max)
Double glazed bay window, radiator, pitcure rail, coving and laminate flooring.

Breakfasting Kitchen
12'7" x 7'8" (3.85 x 2.36)
Fitted with modern range of wall and base units with complimentary worksurfaces, sink, built in oven and microwave, gas hob with overhead extractor hood, intergrated dishwasher, recessed lighting and laminate flooring. Island with seating. Open plan to Family Area and access to Utility Area.

Family Area
13'10" x 11'10" (4.24 x 3.62)
Double glazed French doors giving access to rear garaden, laminate flooring, two verticle radiators and recessed lighting,

Utility Area
7'10" x 7'5" (2.41 x 2.27)
Double glazed door giving access to rear, double glazed window, fitted with base units with worksurfaces, plumbed for washing machine and electric heater.

Landing
Double glazed window, loft access which is partialy boarded and access to bedrooms and bathroom.

Bedroom 1
13'9" x 11'10" (4.21 x 3.61)
Two double glazed windows, storage cupboard, radiator and fitted wardrobes. Rear Elevation.

Bedroom 2
11'11" x 10'1" (3.64 x 3.08)
Double glazed window, radiator. Front Elevation

Bedroom 3
12'0" x 7'10" (3.68 x 2.41)
Double glazed window, radiator. Rear Elevation.

Bathroom
11'0" max x 4'8" (3.37 max x 1.43)
Double glazed window, ladder style radiator, cupboard housing boiler, bath with overhead shower, WC and wash hand basin set in vanity unit.

External
To the front of the property there is on street parking available and low maintenance walled garden overlooking grassed area. To the rear there is a lovely garden with lawn and patio areas. There is also gated access from front.

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

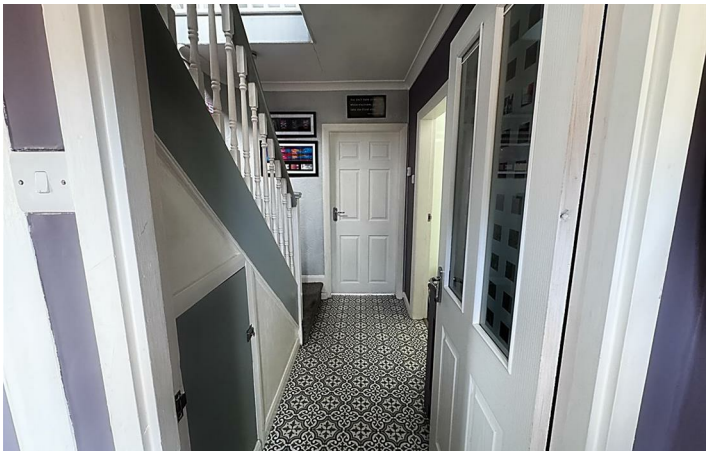
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

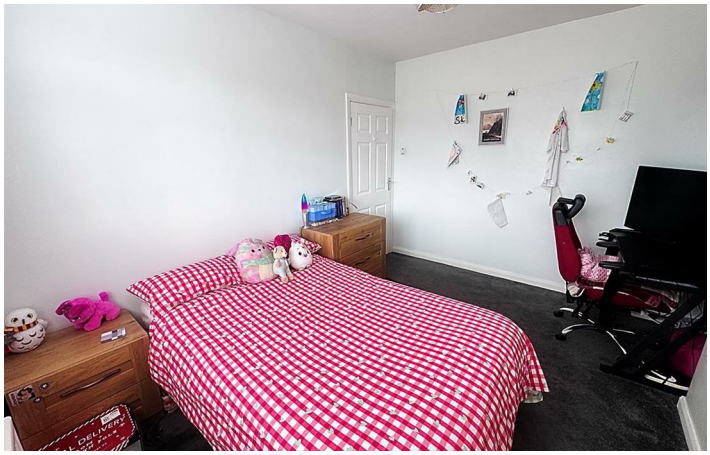
EE- Good outdoor and in-home
O2- Good outdoor
Three - Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

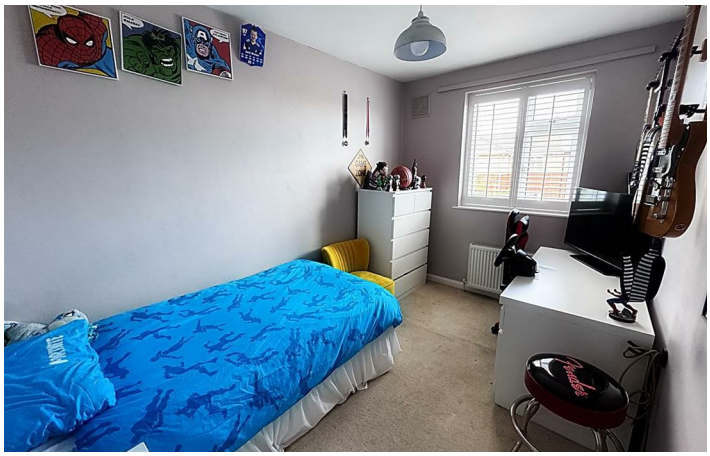
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

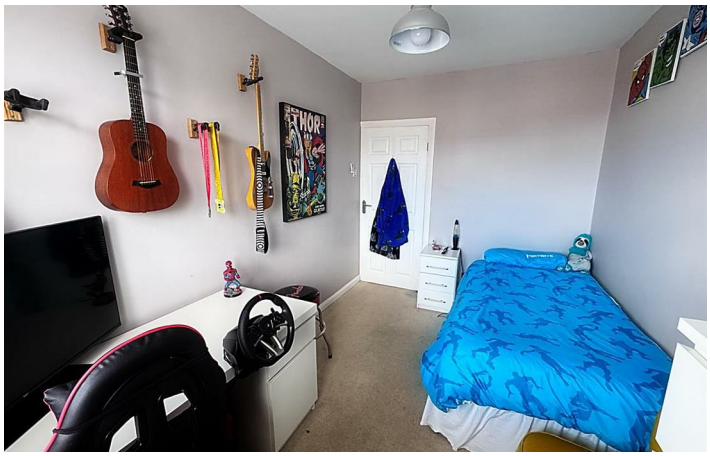
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

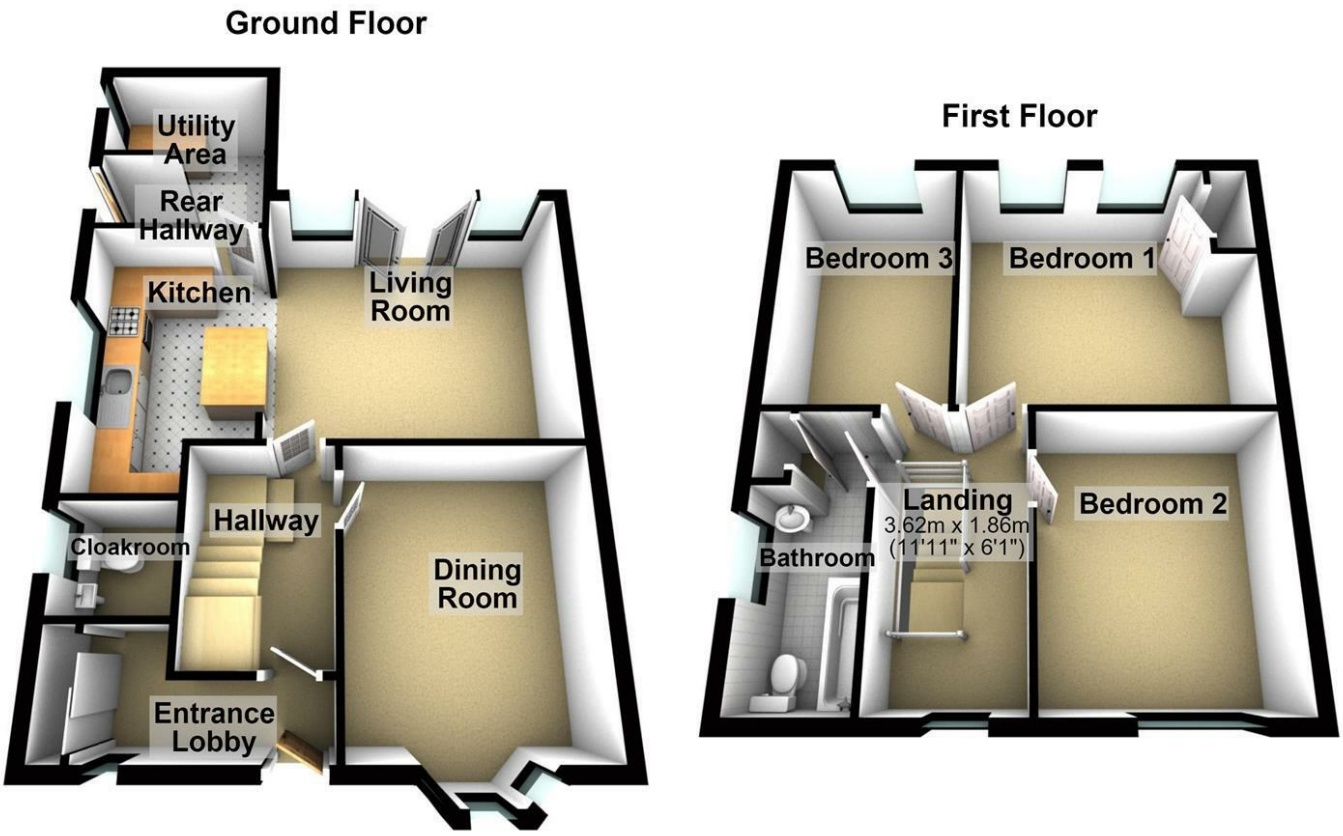




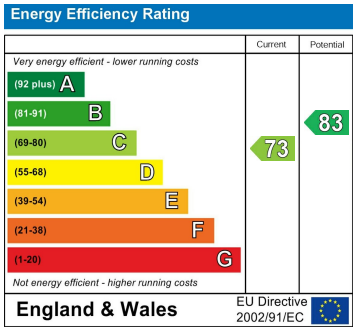




Floor Plan



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.



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