



## 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 \*\*

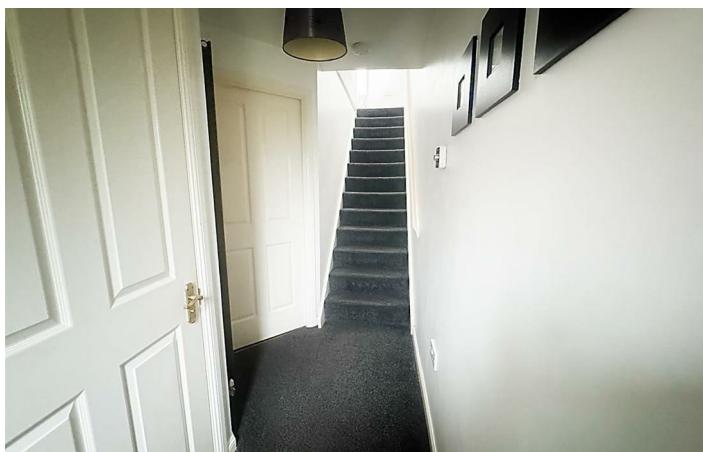
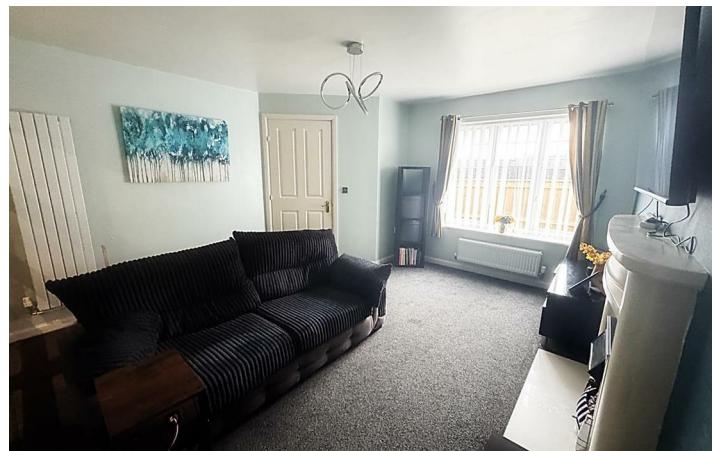
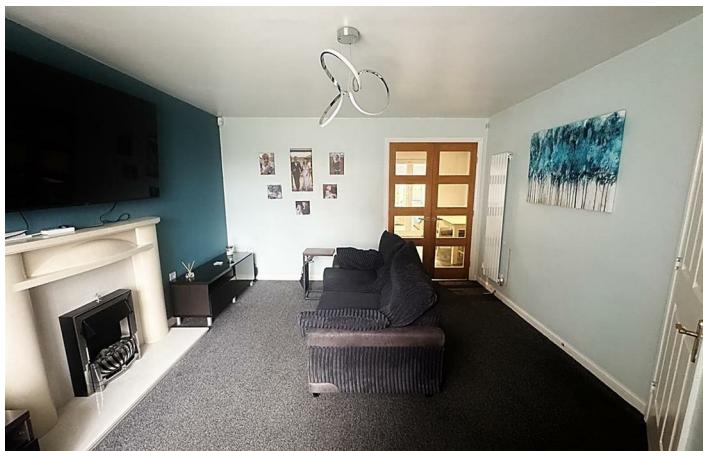
\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

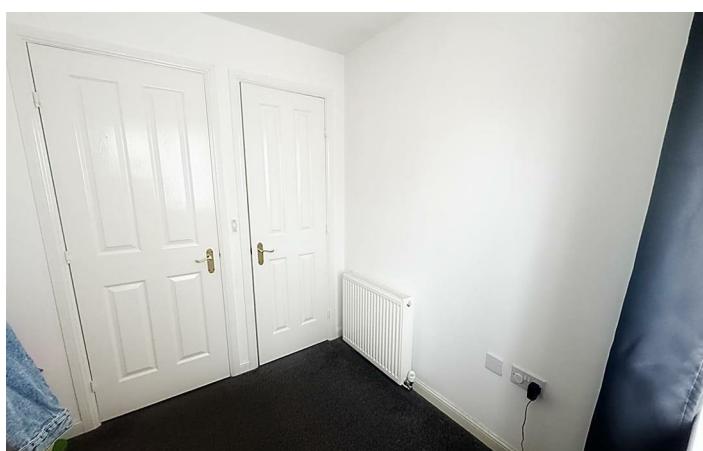
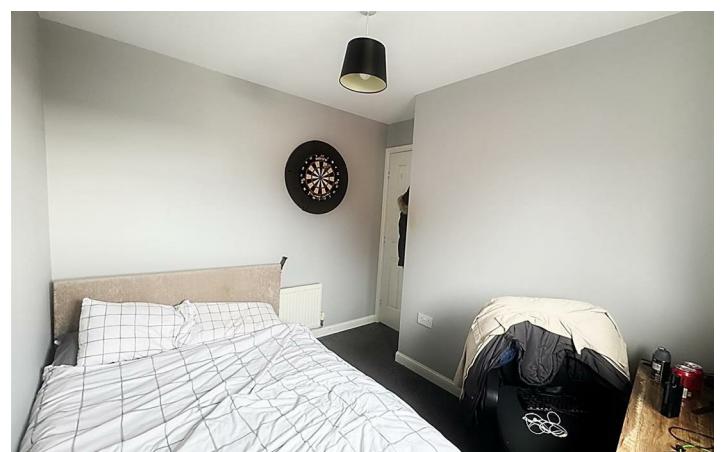
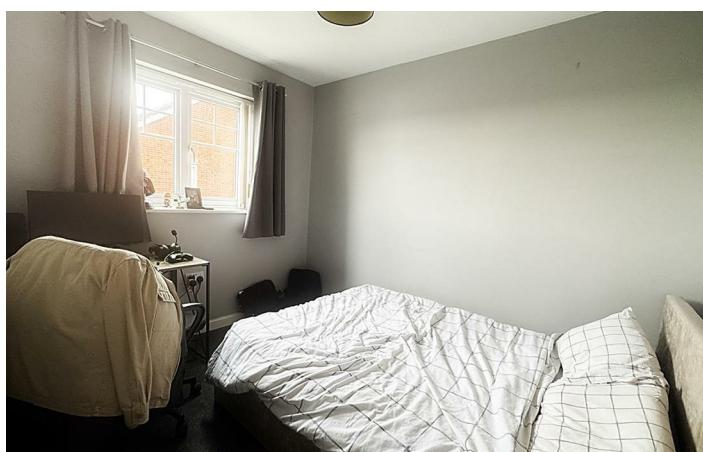
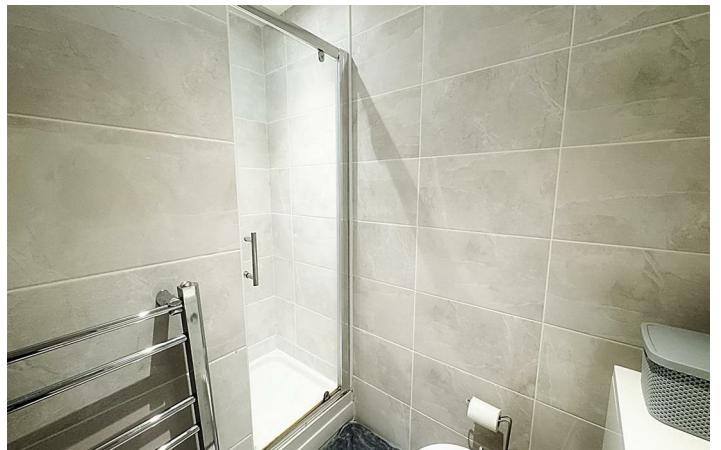
\*\* GREAT FIRST TIME BUY \*\* ENERGY RATING C \*\* COUNCIL TAX BAND B \*\*

**Asking Price £195,000**



• Freehold	• Three Bedroom End Terrace with Garage	• Conservatory
• En-suite to Master Bedroom	• Downstairs WC	• Great First Time Buy
• Close to Local Amenities, Schools, Transport Links and Major Road Links	• Council Tax Band B	• Energy Rating C
<b>Entrance Hall</b> Composite door, access to downstairs WC. lounge and stairs to first floor	<b>Bedroom 1</b> 10'7" to robe x 10'1" (3.24 to robe x 3.09 ) Double glazed window, radiator, fitted wardrobes.	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.
<b>Lounge</b> 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.	<b>En-suite</b> 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.	EE- Good outdoor and in-home O2- Good outdoor, variable in-home Three - Good outdoor, variable in-home Vodafone - Good outdoor
<b>Kitchen/Diner</b> 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.	<b>Bedroom 2</b> 9'4" max x 10'0" (2.85 max x 3.05) Double glazed window, radiator.	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
<b>Conservatory</b> 9'2" x 7'9" (2.80 x 2.37 ) Accessed via French doors from Kitchen/Diner - access to rear garden.	<b>Bedroom 3</b> 7'8" x 7'3" (2.36 x 2.21) Double glazed window, radiator, cupboard over stairs.	<b>FLOOD RISK:</b> Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.
<b>Stairs to First Floor Landing</b> Access to bathroom, loft and three bedrooms.	<b>External</b> 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.	<b>CONSTRUCTION:</b> Traditional This information must be confirmed via your surveyor and legal representative.
<b>Bathroom</b> 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.	<b>Garage</b> There is a garage and driveway just a short walk from property.	
	<b>Material Information</b> BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further information please visit <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>	

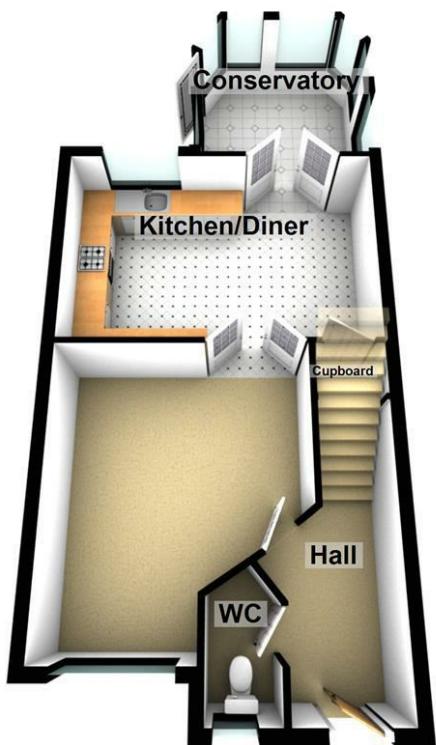






## Floor Plan

### Ground Floor



### First Floor



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	