



## 54 Anderson Way Stephenson Park, Wallsend, NE28 6TS

- \*\* END TERRACE TOWNHOUSE \*\* THREE DOUBLE BEDROOMS \*\* MODERN KITCHEN/DINER \*\*
- \*\* REAR GARDEN WITH SIDE ACCESS \*\* OFF STREET PARKING FOR TWO VEHICLES \*\*
- \*\* DOWNSTAIRS WC \*\* FANTASTIC STARTER HOME \*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\*
- \*\* NEARBY METRO STATION & ROAD LINKS TO THE A19 \*\* FREEHOLD \*\*ENERGY RATING B \*\*
- \*\* NHBC WARRANTY STILL IN PLACE \*\*

Offers Over £200,000



- End Terrace Townhouse - Three Double Bedrooms
- Great First Home

• Freehold  
**Entrance Lobby**

4'6" x 4'5" (1.39 x 1.37 )  
Composite door opening to inner lobby.

**Lounge**

14'1" x 12'7" (4.31 x 3.86)  
Double glazed window, storage cupboard, radiator.

**Downstairs WC**

5'10" x 4'9" (1.79 x 1.45)  
Laminate flooring, WC, wash hand basin, radiator.

**Inner Lobby**

6'4" x 5'8" (1.94 x 1.75 )  
Stairs to the first floor landing, access to kitchen/diner, laminate flooring.

**Kitchen/Diner**

12'6" x 8'2" (3.82 x 2.51)  
Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, laminate flooring, and double glazed door leading out to the rear garden.

**Stairs to first Floor**

leading to...

**Landing**

Radiator, access to bathroom and two bedrooms, stairs to the second floor.

- Off Street Parking For Two Vehicles
- NHBC Warranty Still in Place

• Council Tax Band B  
**Bedroom 2**  
12'5" x 11'2" max (3.81 x 3.42 max)  
Double glazed window, radiator.

**Bedroom 3**  
12'6" x 9'1" (3.83 x 2.77)  
Double glazed windows, radiator.

**Bathroom**  
6'10" x 5'10" (2.09 x 1.80)  
Bath with shower over, WC and wash hand basin, part tiled walls, laminate flooring, ladder style radiator.

**Stairs to second floor landing**  
Storage cupboard.

**Master Bedroom**  
24'5" x 9'1" (7.45 x 2.77)  
Double glazed skylight windows to the front and rear elevation, storage cupboard, radiator.

**External**  
Externally there are two spaces for off street parking to the front. The rear garden had paved area, lawn and fenced perimeter with side gated access.

**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,

- Modern Kitchen/Diner - Downstairs WC
- Metro Station Within Walking Distance and Road Links to A19

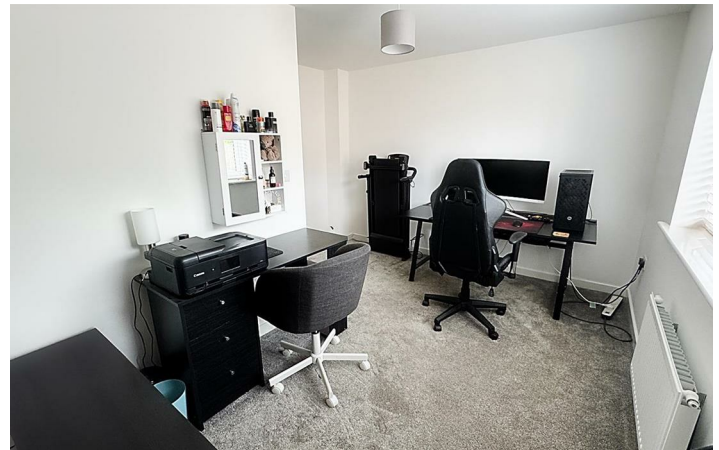
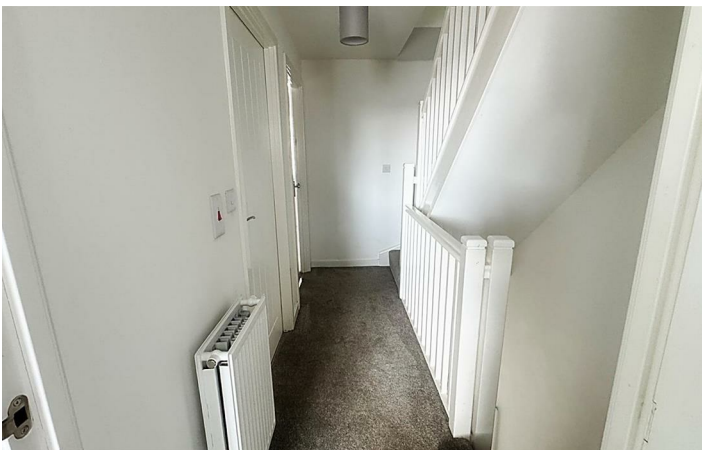
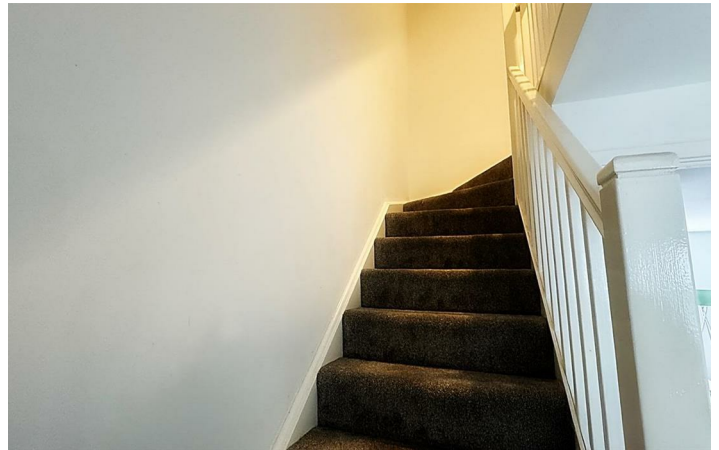
• Energy Rating B such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

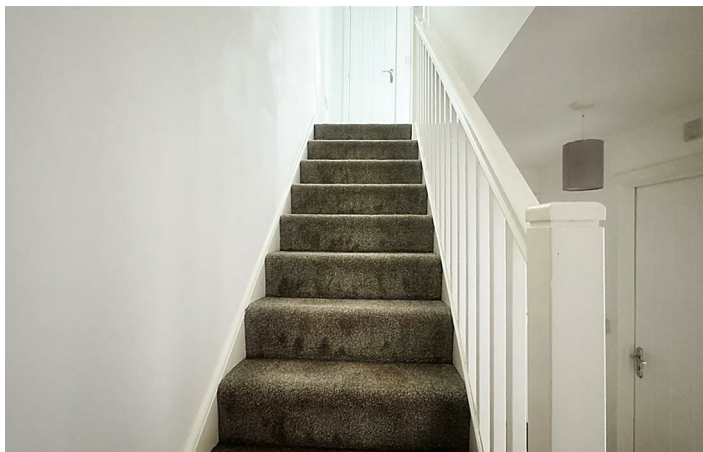
EE- Good outdoor and in-home  
O2- Good outdoor and in-home  
Three- Good outdoor, variable in-home  
Vodafone - Good outdoor and in-home

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.

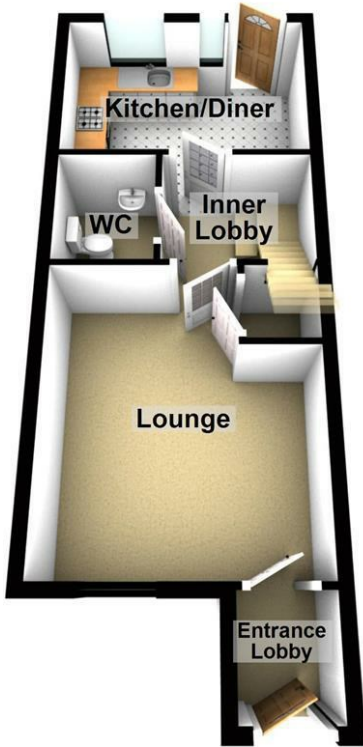




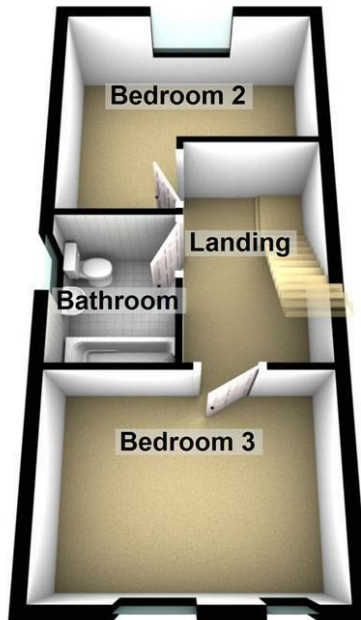


# Floor Plan

**Ground Floor**



**First Floor**



**Second 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 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			95
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	