



54 Anderson Way Stephenson Park, Wallsend, NE28 6TS

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.

****GUIDE PRICE £190,000 - £200,000****

**** END TERRACE TOWNHOUSE ** THREE DOUBLE BEDROOMS ** MODERN KITCHEN/DINER ****

**** REAR GARDEN WITH SIDE ACCESS ** OFF STREET PARKING FOR TWO VEHICLES ****

Guide Price £190,000



• GUIDE PRICE £190,000 - £200,000

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

Energy Rating B 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.

• End Terrace Townhouse - Three Double Bedrooms

- Great First Home
- Freehold

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,

• Off Street Parking For Two Vehicles

- NHBC Warranty Still in Place
- Council Tax Band 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

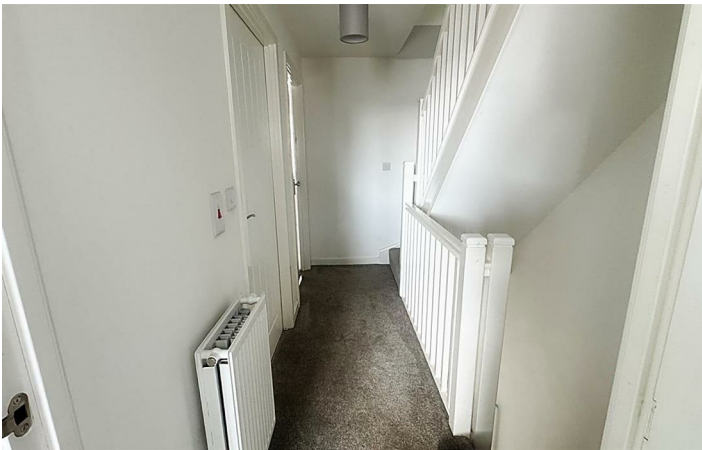
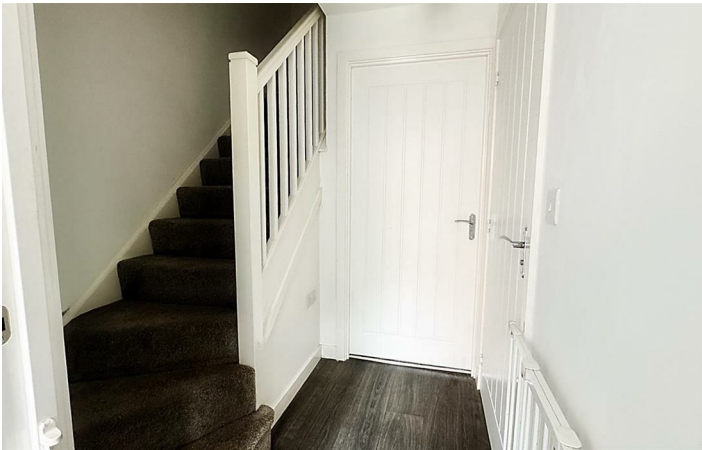
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

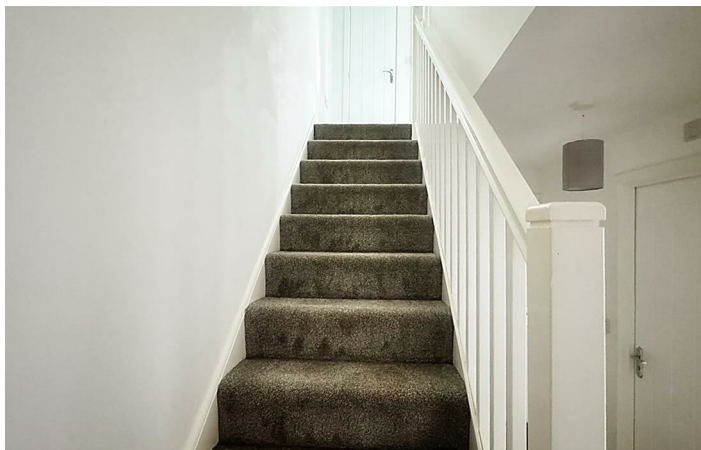
FLOOD RISK:

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

CONSTRUCTION:

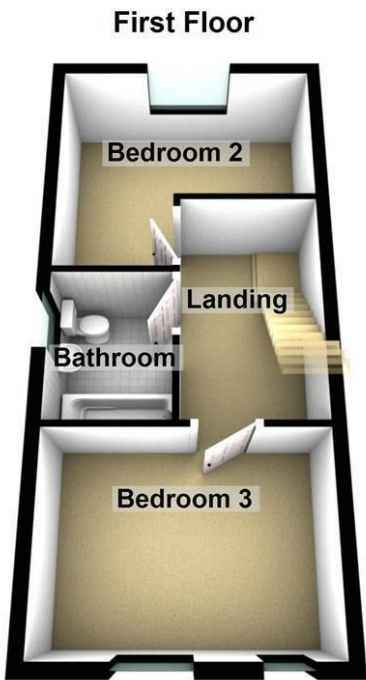
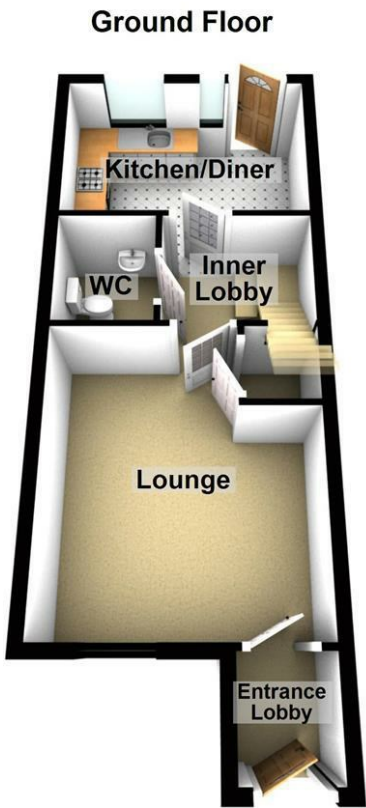
Traditional.
This information must be confirmed via your surveyor and legal representative.







Floor Plan



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		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		
England & Wales	EU Directive 2002/91/EC	