

27 Rutland Road , Wallsend, NE28 8QL

- ** FOUR BEDROOM SEMI DETACHED HOUSE ** PLEASANT ASPECT TO FRONT ** GARAGE **
- ** GARDENS TO THREE SIDES WITH SOUTH FACING GARDEN TO REAR ** DOWNSTAIRS WC **
- ** TWO RECEPTION ROOMS ** CLOSE TO SHOPPING FACILITIES & WESTERN PRIMARY SCHOOL **
- ** NEARBY BUS SERVICES & EXCELLENT ROAD LINKS ** SOME UPDATING IS REQUIRED **
- ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING TBC **

Offers Around £225,000



- Four Bedroom Semi Detached House
- South Facing Rear Garden

• Freehold
Porch

Double glazed entrance door with windows to the side, tiling to floor, glazed inner door leading into the hallway.

Hallway

Stairs to the first floor landing, dado rail, picture rail, coving to ceiling, radiator.

WC
WC.

Lounge

12'11" x 11'10" + bay (3.96 x 3.62 + bay)
Double glazed bay window, fireplace with tiled inset, picture rail, coving to ceiling, radiator.

Dining Room

12'7" + bay x 10'5" (3.86 + bay x 3.2)
Double glazed bay window, picture rail, coving to ceiling, radiator.

Kitchen

15'2" x 8'8" (4.63 x 2.65)
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob and sink unit, double glazed window, radiator, door leading to the rear garden and internal door to the garage.

- Two Reception Rooms
- Garage With Direct Access Into Property
- Council Tax Band C

Access to bedrooms and bathroom.

Bedroom 1

12'5" x 11'11" (3.80 x 3.64)
Double glazed bay window, fitted sliding door wardrobes, picture rail, radiator.

Bedroom 2

12'7" x 11'7" (3.85 x 3.55)
Double glazed bay window, fitted wardrobes, picture rail, radiator.

Bedroom 3

25'1" x 7'4" (7.67 x 2.25)
Double glazed windows, radiator. (potential to split this room into two)

Bedroom 4

8'2" x 7'5" (2.51 x 2.27)
Double glazed window, picture rail, radiator.

Bathroom

7'10" x 7'8" (2.40 x 2.35)
Comprising; bath, shower cubicle, WC and wash hand basin, double glazed window, radiator.

Garage

18'6" x 7'6" (5.64 x 2.29)
Roller door, power points and lighting.

- Downstairs WC
- Highly Sought After Location
- Energy Rating TBC

External

Externally there are gardens to the front rear and side with are mostly laid to law, the rear garden is south facing.

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, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor
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.

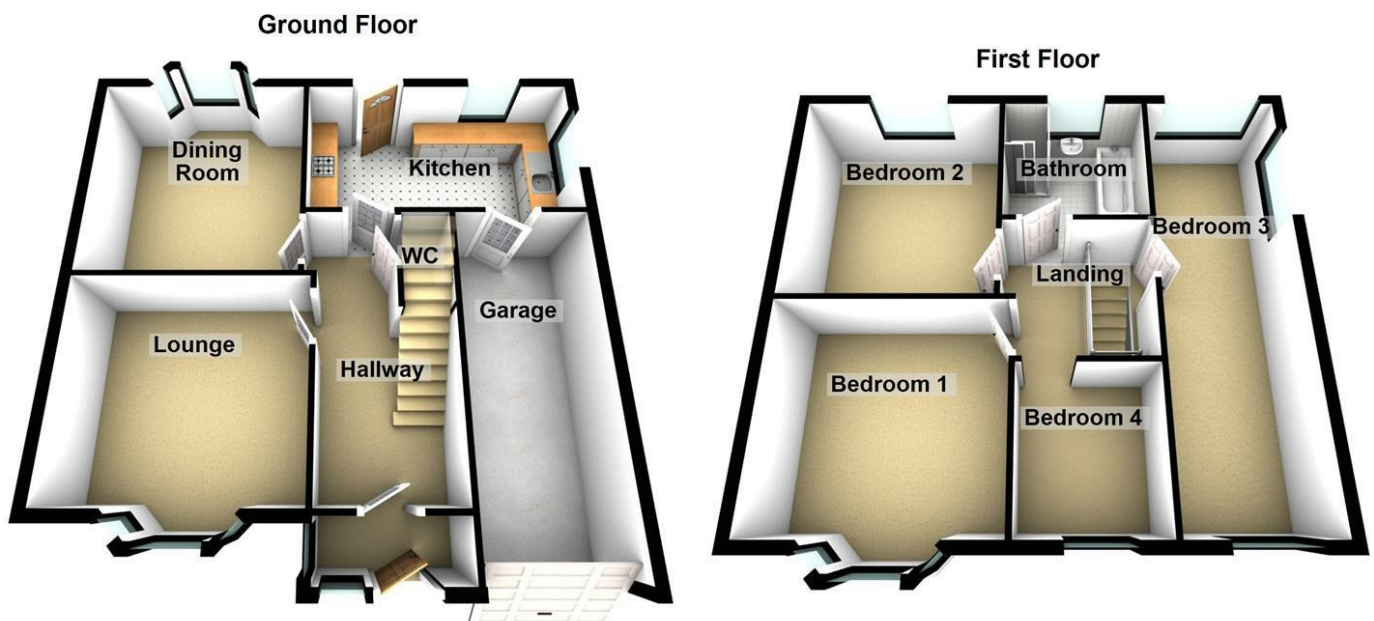
CONSTRUCTION:

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 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			
(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	