



## 8 Suffolk Gardens

Holy Cross, Wallsend, NE28 7HN

\*\* CHAIN FREE \*\* FREEHOLD \*\* TWO BEDROOM MID TERRACE HOUSE \*\* GREAT FIRST BUY \*\*

\*\* CONSERVATORY \*\* DOWNSTAIRS WC \*\* DRIVEWAY PARKING \*\* KITCHEN/DINER \*\*

\*\* GREAT SIZE BACK GARDEN \*\* WAS ORIGINALLY THREE BEDROOM \*\* MUST BE VIEWED \*\*

\*\* SHOWER IN MASTER BEDROOM \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

Offers Over £195,000



- Chain Free

- Great First Time Buy

- Downstairs WC

#### Entrance

Composite door into Hallway

#### Hallway

12'5" x 6'2" (3.80 x 1.88 )

Radiator, laminate flooring, under stairs cupboard, access to lounge and kitchen/diner, stairs to first floor.

#### Lounge

13'8" max x 12'5" (4.18 max x 3.81)

Two double glazed windows, two radiators, laminate flooring, coving and inset fire.

#### Kitchen/Diner

20'4" x 9'0" (6.21 x 2.76)

Double glazed window, double glazed patio doors into conservatory, laminate flooring. Range of wall and base units with countertops, ten hob range style cooker with overhead extractor hood, sink, plumbed for washing machine.

#### Conservatory

11'5" x 20'2" (3.49 x 6.15 )

Double glazed, laminate flooring, four radiators, French doors into rear garden

#### Downstairs WC

4'8" x 3'10" (1.43 x 1.17)

Double glazed window, radiator, WC with artificial turf, decked area, also patio area and large storage shed.

- Freehold

- Great Size Rear Garden

- Off Street Parking and wash hand basin, off conservatory

#### Stairs to First Floor

Leading to landing

#### Landing

7'3" x 6'3" (2.23 x 1.93m)

Access to loft, storage cupboard

#### Bathroom

10'3" x 5'4" (3.13 x 1.63)

Double glazed window, ladder style radiator, fully tiled walls and floor.

#### Bedroom 1

20'4" x 12'9" max (6.21 x 3.91 max )

Three double glazed windows, radiator, fitted wardrobes, shower cubicle.

#### Bedroom 2

14'2" x 8'11" (4.32 x 2.73 )

Double glazed window, sliding door wardrobe, cupboard housing boiler.

#### Loft Space

Pull down ladder, fully boarded and skylight windows, electric sockets and lighting.

#### External

To to the front there a paved driveway for off street parking. To there is a very good sized garden with artificial turf, decked area, also patio area and large storage shed.

- Two Bedroom Mid Terrace House

- Conservatory

- Energy Rating C

#### 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>

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Liley Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Liley Vodafone - Likely

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:

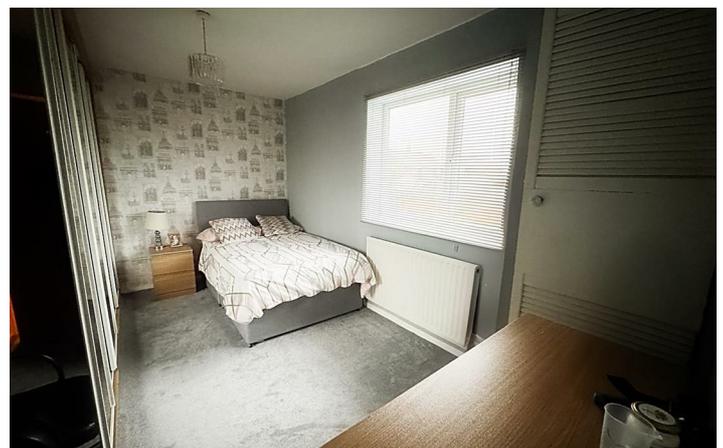
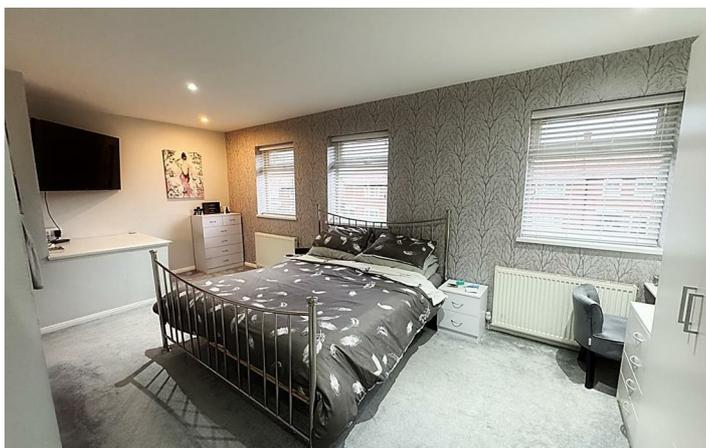
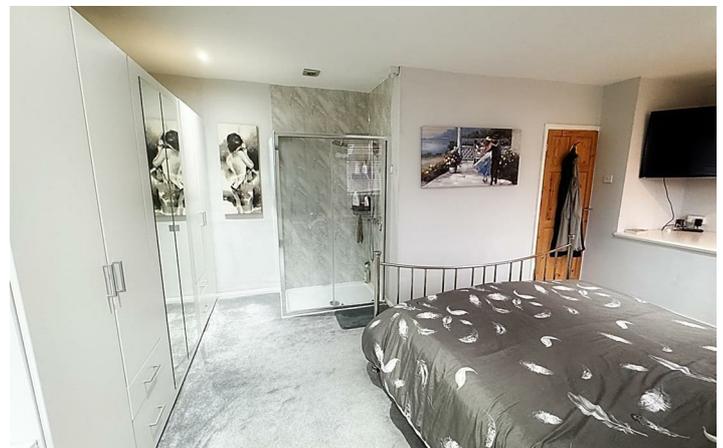
Traditional

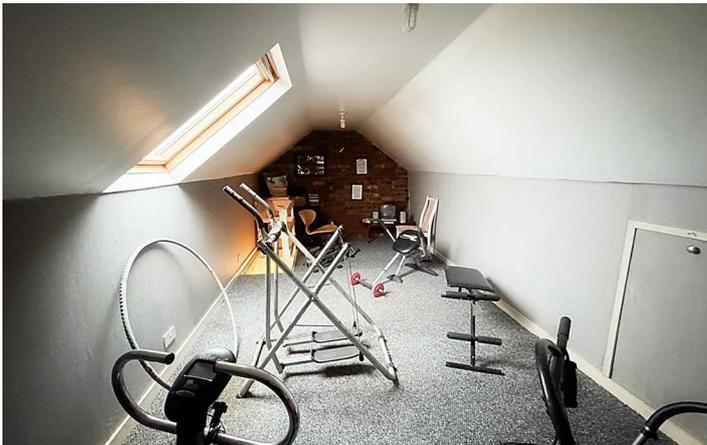
This information must be confirmed

via your surveyor and legal

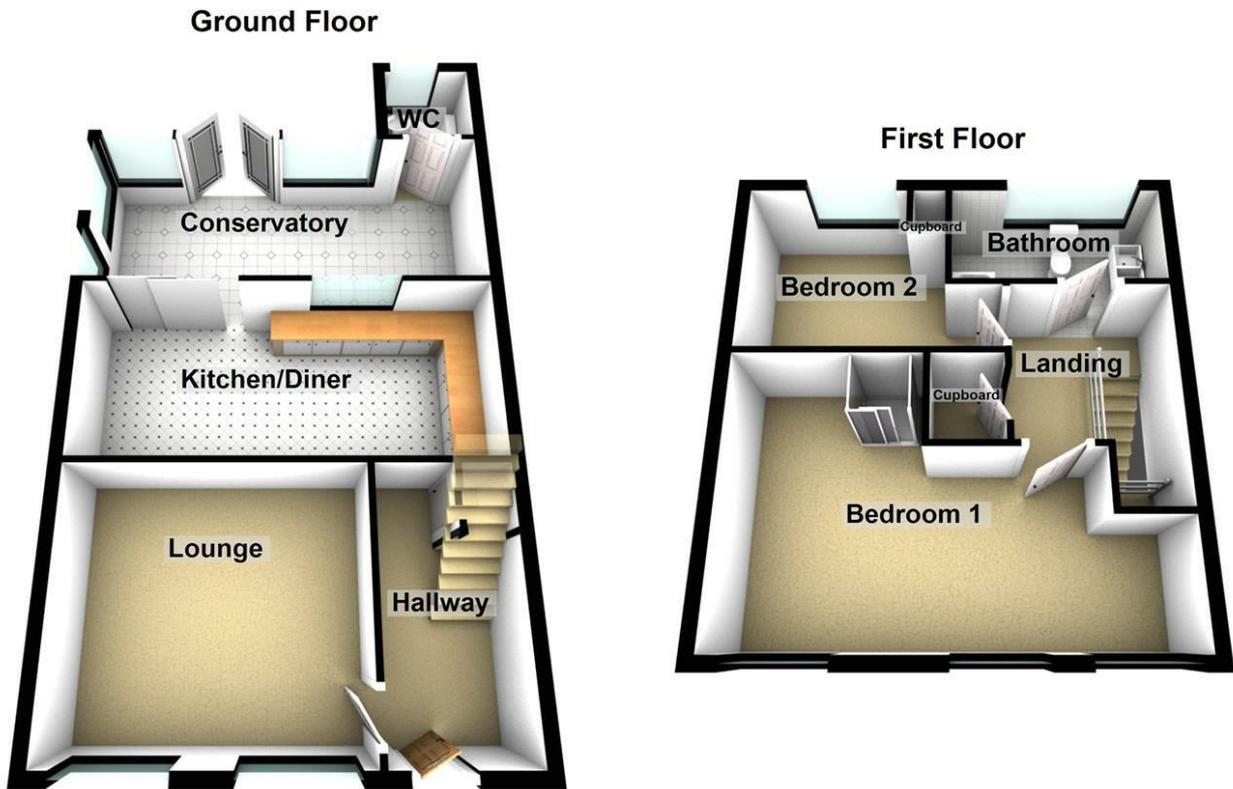
representative.







# 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	