



17 Monmouth Gardens Howdon, Wallsend, NE28 0DN

** CHAIN FREE ** THREE BEDROOM SEMI DETACHED HOUSE ** SUBSTANTIAL REAR GARDEN **

** GREAT FIRST TIME BUY ** SPACIOUS LOUNGE/DINING AREA ** FREEHOLD **

** POTENTIAL TO EXTEND - SUBJECT TO PLANNING PERMISSION ** CLOSE TO SCHOOLS **

** EXCELLENT TRANSPORT & MAJOR ROAD LINKS ** COUNCIL TAX BAND A ** EPC RATING D **

Offers Over £155,000



- Three Bedrooms
- Freehold
- Corner Plot
- Generous Sized Rear Garden
- Chain Free
- Close to Local Amenities, Schools and Major Road Links

- Council Tax Band A

Entrance

UPVC door into hallway

Hallway

Double glazed window, laminate flooring, radiator, access to kitchen, lounge and stairs to first floor.

Lounge

13'9" x 12'5" (4.20 x 3.79)

Double glazed window, radiator, open plan into dining area.

Dining Room

9'2" x 8'2" (2.80 x 2.49)

Double glazed window, radiator access to kitchen

Kitchen

11'8" x 9'1" (3.58 x 2.78)

Double glazed window, radiator, UPVC door with access to outhouse. Fitted with range of wall and base units with complimentary countertops, sink, built in hob with overhead extractor fan, built in oven, plumbed for washing machine, laminate flooring.

Outhouse

9'0" max x 8'7" (2.75 max x 2.64)

Access to rear garden

Stairs to First Floor

Double glazed window, leading too...

Landing

Loft access, storage cupboard, access to bathroom and bedrooms.

- Energy Rating D

Bedroom 1

12'5" x 11'5" (3.80 x 3.48)

Double glazed window, radiator

Bedroom 2

12'7" x 9'3" (3.84 x 2.83)

Double glazed window, radiator

Bedroom 3

8'8" x 7'9" (2.65 x 2.37)

Double glazed window, radiator

Bathroom

8'0" x 7'5" (2.46 x 2.27)

Two double glazed window, radiator, WC, hand was basin set in vanity unity, bath with overhead shower, storage cupboard and laminate flooring.

External

To the front there is block paving and side gate with access to rear garden. To the rear there is a generous sized garden with decking and patio area, lawn and fenced perimeter.

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, 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-Logo-2012

Section 1 Title

Good outdoor and in-home

O2-Logo

Section 2 Title

Good outdoor and in-home

Three-UK-logo

Section 3 Title

Good outdoor and in-home

Vodafone_Logo

Section 4 Title

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:

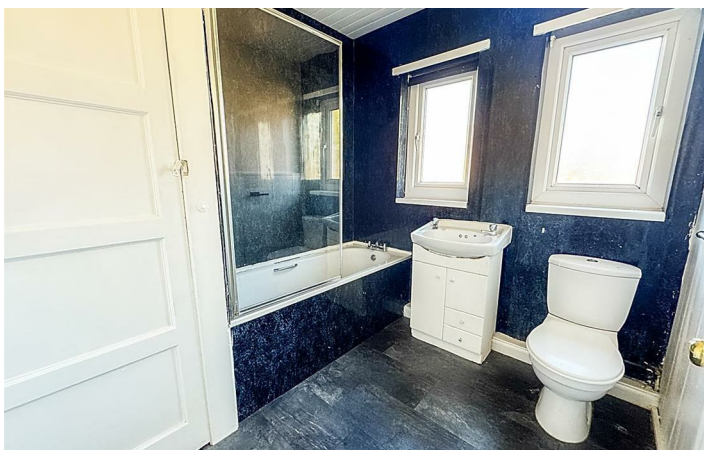
Surface water: Very low.

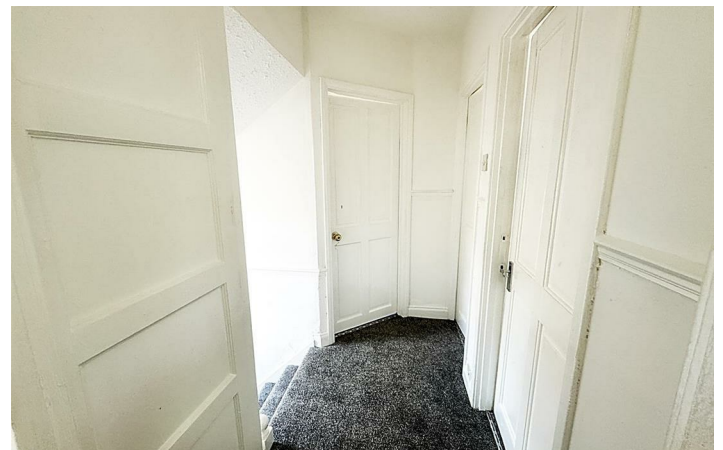
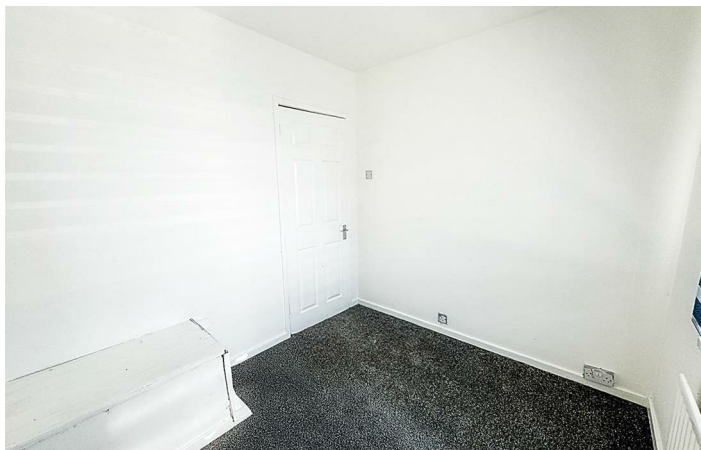
Rivers and the sea: Very low.

CONSTRUCTION:

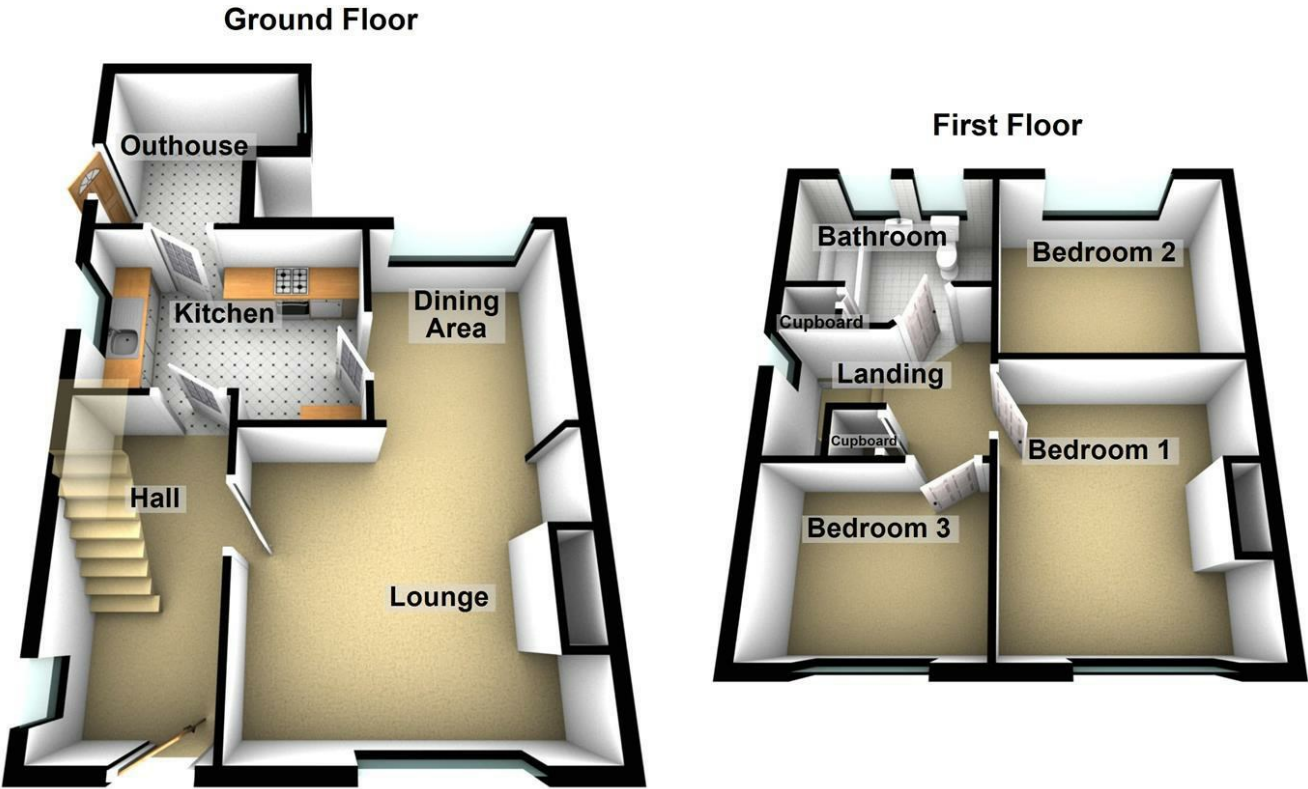
Traditional - Non Standard Construction.

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		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC