



## 32 Cresswell Road , Wallsend, NE28 8QE

\*\* 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. \*\*

\*\* A LOVELY TWO BEDROOM SEMI DETACHED HOUSE IN A HIGHLY POPULAR LOCATION \*\*

\*\* WESTERN PRIMARY SCHOOL IS JUST A FEW MINUTES WALK AWAY & RATED GOOD BY OFSTED \*\*

\*\* WALLSEND TOWN CENTRE IS A 5- 8 MINUTE WALK WITH AMPLE SHOPPING FACILITIES \*\*

Offers Over £180,000



- Highly Desirable Location
- Low Maintenance Rear Garden
- Chain Free
- Two Good Size Bedrooms
- Off Street Parking To Front
- Freehold - Council Tax Band B
- Modern Kitchen & Bathroom
- Close To Local Amenities
- Energy Rating D

### Entrance

Composite entrance door, inner door leading into the hallway.

### Hallway

Double glazed window, stairs to the first floor landing, tiling to floor, radiator.

### Lounge

14'7" x 10'11" + bay (4.47 x 3.33 + bay)

Double glazed bay window, feature wall mounted fire, coving to ceiling, radiator.

### Kitchen/Diner

18'7" x 9'8" min x 12'11" max (5.67 x 2.96 min x 3.94 max)

Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit. Integrated oven and microwave, hob with extractor hood over, integrated fridge/freezer and dishwasher. Double glazed window, storage cupboard, tiling to floor and double glazed French doors leading out to the rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

12'9" to robe x 11'2" (3.91 to robe x 3.42)

Double glazed window, fitted wardrobes, radiator.

### Bedroom 2

10'9" x 9'9" (3.28 x 2.98)

Double glazed windows, fitted wardrobes, laminate flooring, radiator.

### Bathroom

7'6" x 5'9" (2.31 x 1.77)

Comprising; bath with shower over, WC with hidden cistern, wash hand basin with built-under storage. Double glazed window, tiling to walls and floor, ladder style radiator.

### External

Externally the front is block paved and provides space for off street parking. There is a low maintenance garden to the rear which has artificial grass and paved patio areas.

### 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:

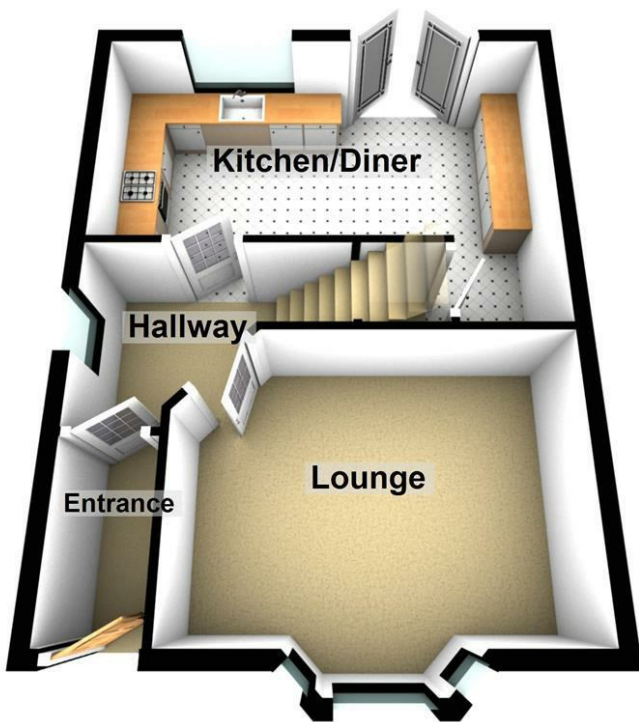
Traditional  
This information must be confirmed via your surveyor and legal representative.



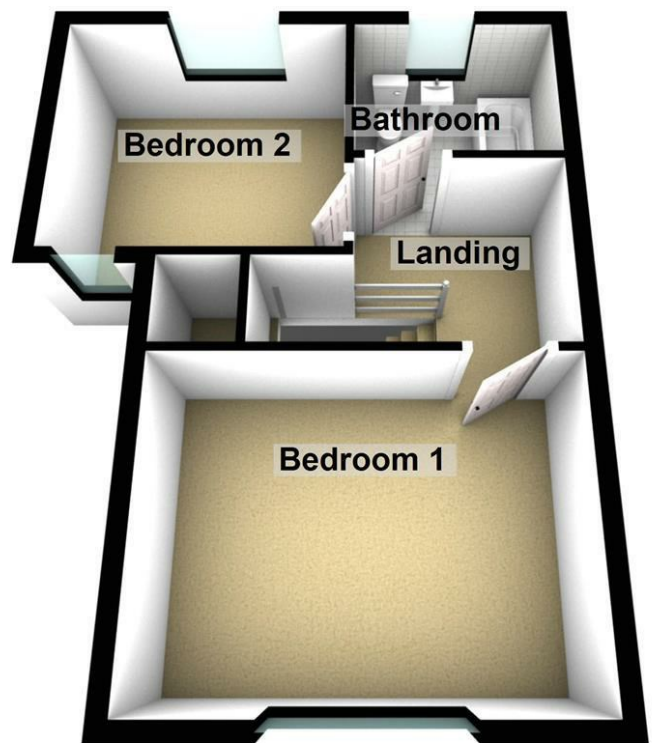


## Floor Plan

**Ground Floor**



**First 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			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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	