

30 Pembroke Gardens Howdon, Wallsend, NE28 0DP

- STUNNING THREE BEDROOM SEMI DETACHED HOUSE • SUPERB MODERN KITCHEN •
- ROAD LINKS TO THE A19 & SILVERLINK RETAIL PARK • NEARBY SHOPS, BUSES & SCHOOLS •
- LOW MAINTENANCE SOUTH FACING GARDEN TO REAR • UTILITY ROOM & DOWNSTAIRS WC •
- CONSERVATORY • BOARDED LOFT SPACE • MODERN BATHROOM WITH FOUR PICE SUITE •
- SOLAR PANELS • CHAIN FREE • COUNCIL TAX BAND A • FREEHOLD • ENEGY RATING D •

Offers Over £210,000



- Three Bedroom Semi Detached House
- Modern Kitchen- Dining Area & Conservatory

Chain Free Hallway

Double glazed composite entrance door, wood effect flooring, feature panelling to walls, double glazed window, radiator, stairs to the first floor landing with storage cupboard under.

Lounge

13'8" x 12'4" (4.19 x 3.76)

Double glazed window, media wall with living flame effect electric fire, concealed lighting to ceiling, wood effect flooring, radiator.

Kitchen

11'8" x 7'11" (3.58 x 2.42)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob, sink unit, integrated fridge/freezer and microwave. Double glazed window, wood effect flooring, open plan to dining area.

Dining Area

9'1" x 8'1" (2.77 x 2.47)

Wood effect flooring, radiator, open plan to conservatory.

Conservatory

9'0" x 6'11" (2.76 x 2.12)

Double glazed windows, wood effect flooring, electric radiator, double glazed French doors leading out to the rear garden.

Utility Room

7'11" x 8'2" max (2.43 x 2.51 max)

Wall and base unit with work surface over, wood effect flooring, radiator and external door leading to the front.

- Very Much Improved & Ready To Move Into

- Lovely South Facing Rear Garden

Council Tax Band A - Freehold WC

4'2" x 2'7" (1.29 x 0.80)
Double glazed window, WC and wash hand basin, radiator.

Landing

Double glazed window, storage cupboard, access to the loft which is boarded, has pull down ladders and lighting.

Bedroom 1

12'5" x 11'5" into robe (3.79 x 3.48 into robe)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

12'8" max x 9'4" (3.87 max x 2.85)

Double glazed window, radiator.

Bedroom 3

8'7" x 7'9" (2.63 x 2.37)

Double glazed window, fitted wardrobe, radiator.

Bathroom

7'10" x 7'3" (2.41 x 2.21)

Fitted with a four piece suite comprising; bath, shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed window, part tiled walls, tiling to floor, ladder style radiator.

External

Externally there is block paving to the front providing space for off street parking. There is a lovely south facing garden to the rear which has artificial turf, feature paving and decking.

- Utility & Downstairs WC

- Solar Panels

Energy Rating D 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 and in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor, variable 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.

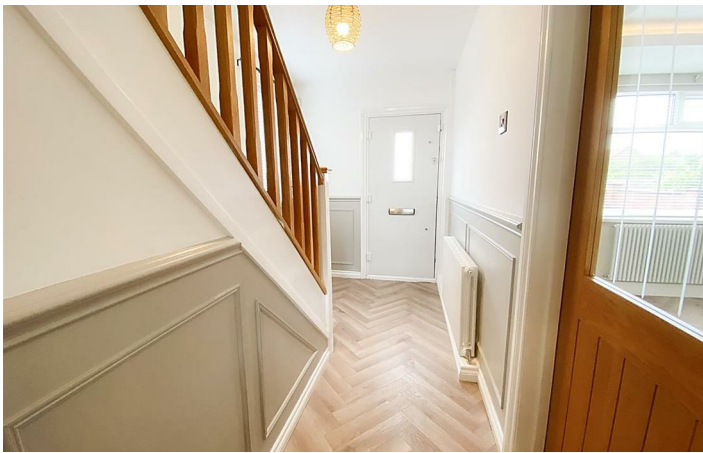
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

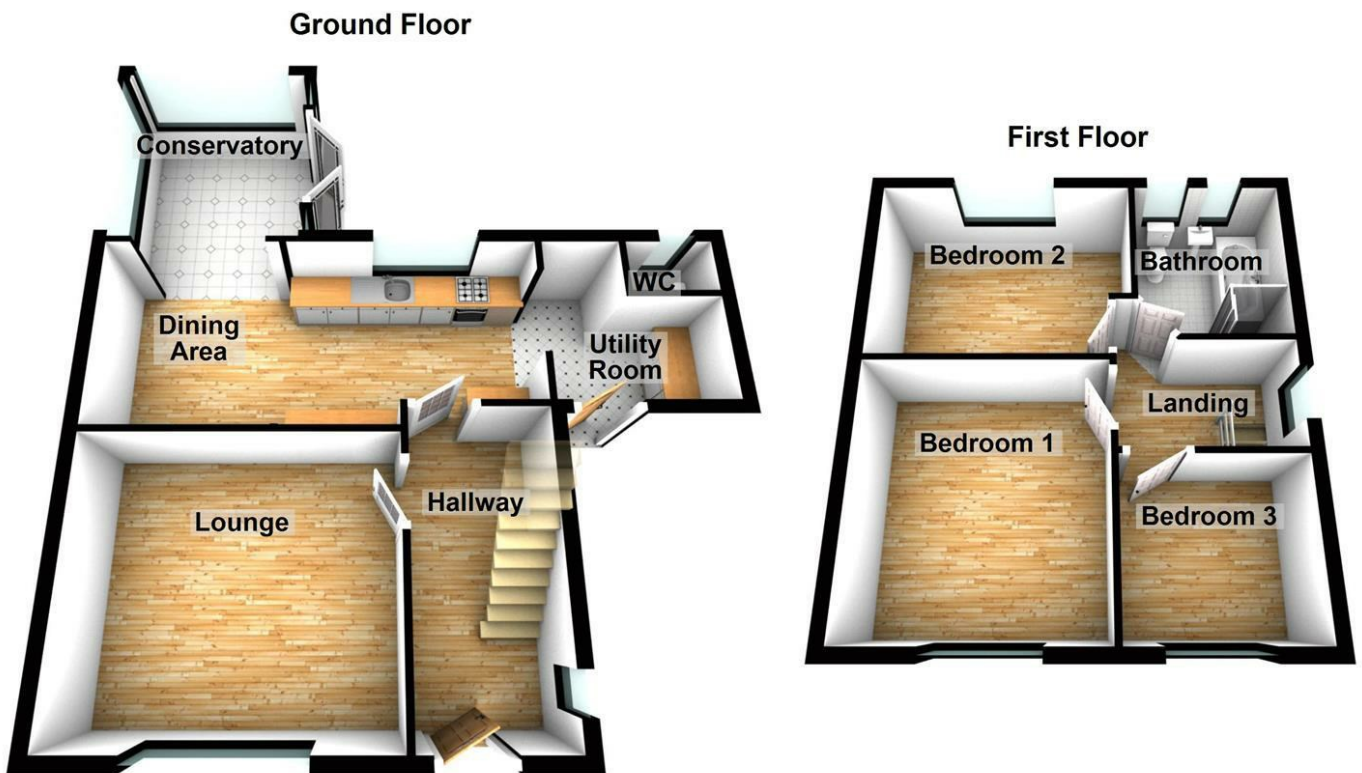
This information must be confirmed via your surveyor and legal representative.







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		61	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	