

## 79 Bewicke Road

Willington Quay, Wallsend, NE28 6SQ

GUIDE PRICE £105,000 to £115,000 \*\* CHAIN FREE \*\* SOUTH FACING REAR GARDEN \*\*

\*\* THREE BEDROOM MID TERRACE HOUSE \*\* OPEN PLAN LOUNGE/DINING ROOM \*\*

\*\* GREAT FIRST BUY \*\* ALLOCATED PARKING BAY \*\* METRO STATION NEARBY \*\*

\*\* CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING C \*\*

**Guide Price £105,000**



• Guide Price £105,000 to £115,000 • Chain Free

- South Facing Rear Garden
- Close to Local Amenities

#### Entrance

Entrance door opening into the lounge.

#### Open Plan Lounge

13'11" x 13'2" (4.24 x 4.01)

Staircase leading to the first floor.

Open plan into the dining room.

Double glazed window, radiator.

#### Dining Room

10'11" x 7'4" (3.33 x 2.24)

Open plan to the kitchen. Double glazed French doors leading into the private rear garden. Understairs storage cupboard, radiator.

#### Kitchen

10'11" x 6'6" (3.33 x 1.98)

Fitted with a range of wall and base units with work surfaces and, stainless steel sink unit with taps and drainer. Double glazed window to the rear elevation.

#### First Floor Landing

Loft access. Access into the bedrooms and the bathroom.

#### Bedroom One

10'5" x 9'0" (3.18 x 2.74)

Double glazed window to the front elevation. Built in cupboards, radiator.

- Great First Time Buy
- Council Tax Band A

#### Bedroom Two

9'7" x 6'7" (2.92 x 2.01)

Double glazed window to the rear elevation, radiator.

#### Bedroom Three

6'10" x 6'7" (2.08 x 2.01)

Double glazed window to the rear elevation, radiator.

#### Bathroom

Fitted with bath with overhead shower, WC, wash hand basin, tiling to the walls.

#### External

There is a pleasant, enclosed three tier South facing garden to the rear of the property.

#### 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.

• Three Bedroom Mid Terrace House

- Close to Metro and Links to A19
- Energy Rating C

EE- Good outdoor, variable in-home

O2- Good outdoor

Three- Good outdoor

Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

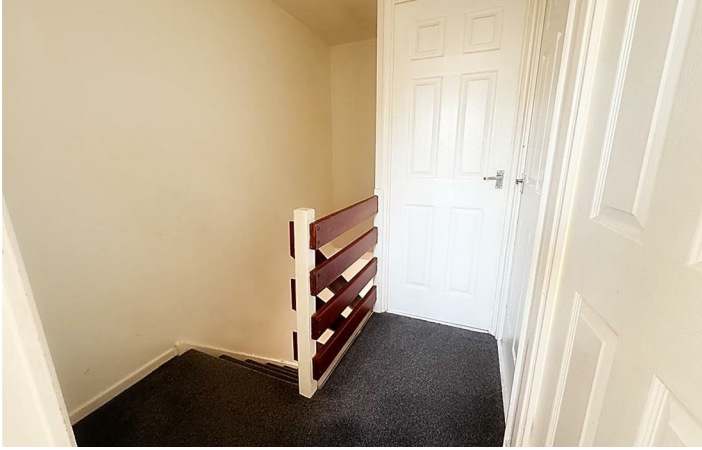
Surface water: Very low.

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			89
(81-91) B			
(69-80) C		75	
(55-68) D			
(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	