

## 42 Horsley View , Wallsend, NE28 6JN

CHAIN FREE • SOUTH FACING REAR GARDEN • THREE DOUBLE BEDROOMS • ALLOCATED PARKING

MODERN BREAKFASTING KITCHEN WITH INTEGRATED APPLIANCES • DOWNSTAIRS WC

CUL DE SAC LOCATION • WITH WALKING DISTANCE TO HOWDON METRO STATION

CLOSE TO TYNE TUNNEL AND A19 • LOW MAINTENCE REAR GARDEN • COUNCIL TAX BAND B

ENERGY RATING B • FREEHOLD

Offers Over £185,000



- Chain Free - Freehold
- Modern Breakfasting Kitchen with Integrated Appliances
- Allocated Parking Bay
- Downstairs WC
- Three Double Bedrooms
- Low Maintenance Rear Garden
- Walking Distance to Metro Station
- Council Tax Band B
- Energy Rating C

#### Entrance Lobby

3'8" x 3'8" (1.14 x 1.13 )  
Composite door, radiator, laminate flooring, door into lounge.

#### Lounge

14'9" max x 11'10" (4.50 max x 3.61 )  
Double glazed window, radiator and understairs storage cupboard.

#### Inner Lobby

Access to downstairs WC, breakfasting kitchen and stairs to first floor.

#### Downstairs WC

4'4" x 3'7" (1.34 x 1.11)  
Comprising, WC, wash hand basin, radiator and extractor fan.

#### Breakfasting Kitchen

11'9" x 8'9" (3.60 x 2.69)  
Fitted with range and wall and base units, integrated dishwasher and washing machine, built in microwave oven, oven and induction hob with overhead extractor hood. Tiled floor and Double glazed French doors with access to rear garden. Breakfast bar.

#### Stairs to First Floor

Leading to..

#### First Floor Landing

Radiator, access to two bedrooms and bathroom and stairs to second floor.

#### Bedroom 2

12'2" x 9'9" to robe (3.72 x 2.99 to robe )  
Rear elevation. Double glazed window, fitted wardrobes and radiator.

#### Bedroom 3

11'10" x 7'9" (3.61 x 2.37 )  
Front elevation. Double glazed window and radiator.

#### Bathroom

7'4" x 5'6" (2.24 x 1.68 )  
Comprising, bath with overhead shower, WC, wash and basin , part tiled walls and radiator.

#### Stairs to Second Floor

Leading to bedroom 1. Storage cupboard.

#### Bedroom 1

11'10" max x 11'5" (3.63 max x 3.48)  
Two skylight windows, radiator and walk in dressing room which is current used for storage.

#### External

To the front of the property there is an allocated parking bay, stairs to entrance and gated side access to rear garden. Rear garden has patio area, artificial turf 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- Good outdoor, variable in-home  
O2- Good outdoor, variable in-home  
Three- Good outdoor, variable in-home  
Vodafone - Good outdoor, variable in-home

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

##### FLOOD RISK:

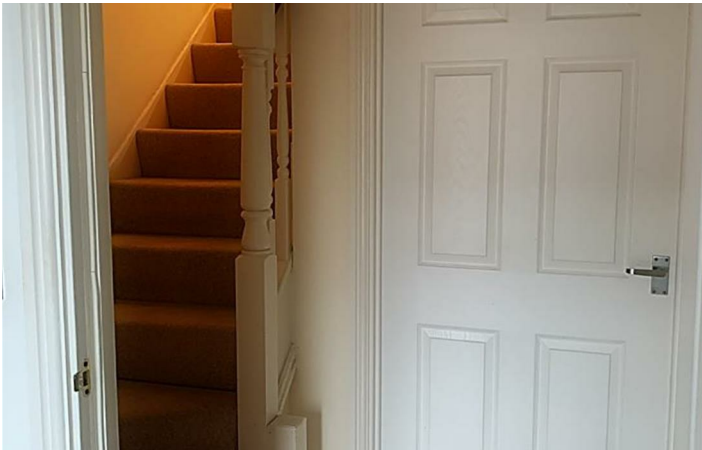
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

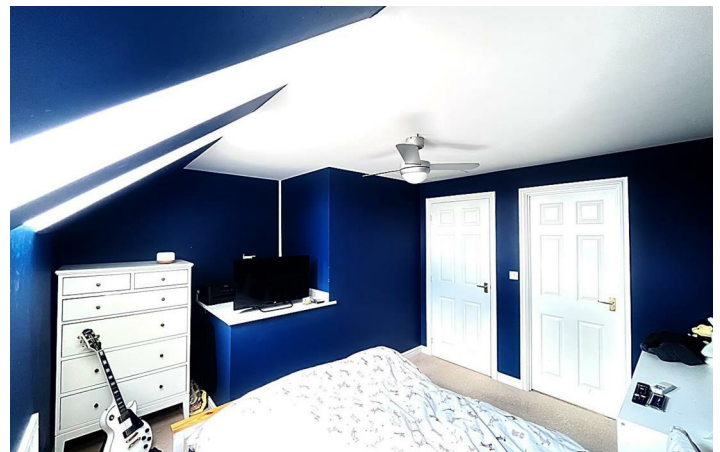
##### CONSTRUCTION:

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

#### Additional Information from Seller

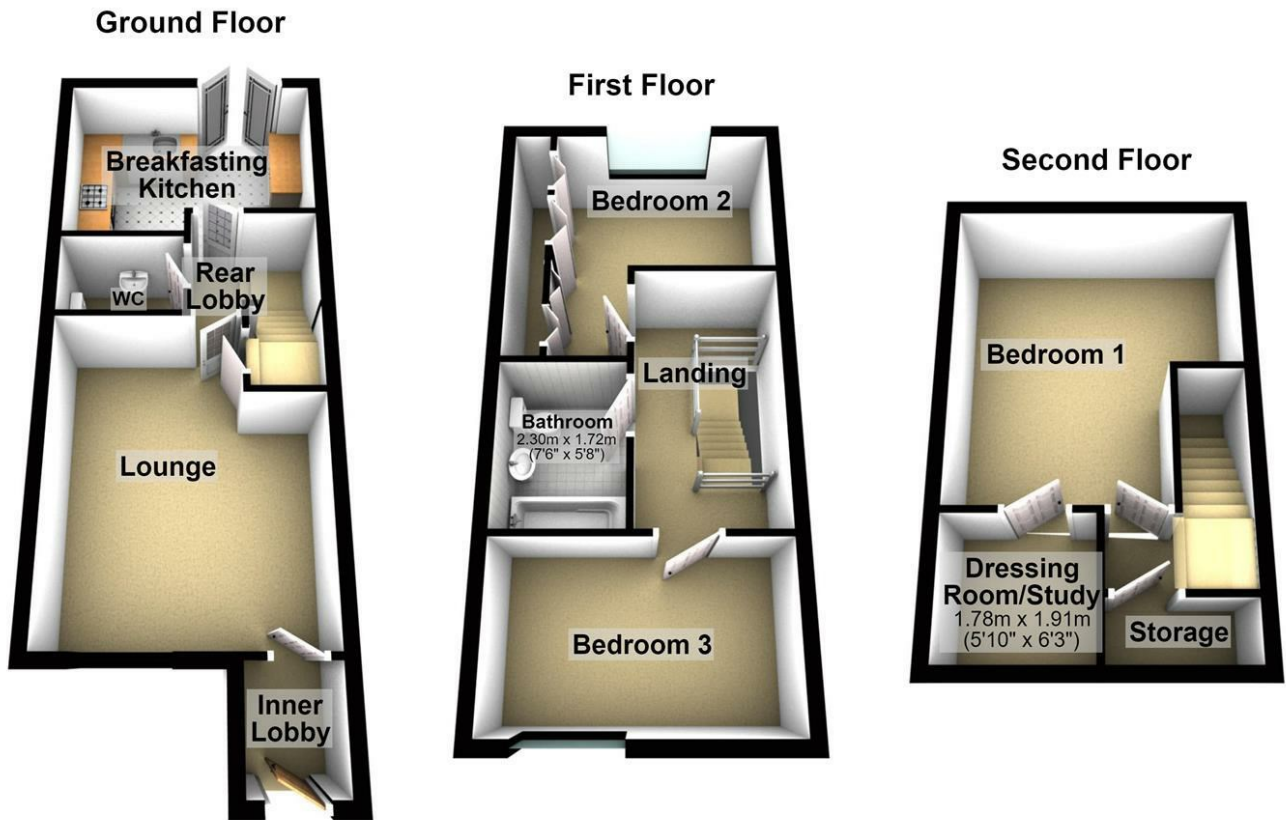
The property offers HIVE heating system and a wireless Yale security alarm.







# 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                                 |  |                         | 90        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 76                      |           |
| (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 |           |