

## 6 Bridgewater Close , Wallsend, NE28 9EE

- \*\* SUPERB THREE BEDROOM DETACHED BUNGALOW \*\* MODERN OPEN PLAN LIVING AREA \*\*
- \*\* AMPLE SPACE FOR OFF STREET PARKING \*\* LOVELY REAR GARDEN WITH GARDEN ROOM \*\*
- \*\* POPULAR LOCATION CLOSE TO BUS SERVICES & EXCELLENT ROAD LINKS \*\* CHAIN FREE \*\*
- \*\* UTILITY ROOM & STORAGE \*\* FREEHOLD \*\* COUNCIL TAX BAND C \*\* ENERGY RATING D \*\*

**Price £250,000**



• Three Bedroom Detached Bungalow

• Utility & Storage

• Council Tax Band C  
**Hallway**

Double glazed entrance door, laminate flooring, cupboard, radiator.

### Open Plan Living Area

21'3" x 16'3" (6.48 x 4.97)

A spacious open plan living area: kitchen fitted with a range of wall and base units with work surfaces over, integrated oven and microwave, central island with induction hob, 1.5 bowl sink unit and integrated fridge/freezer. The lounge area has a wood burning stove fire, double glazed French doors leading to the rear garden with windows to the side, there are two additional windows and radiators.

### Utility Room

7'5" x 7'1" (2.28 x 2.17)

Base unit with work surface over, plumbed for washing machine.

### Bedroom 1

12'4" x 11'10" (3.76 x 3.62)

Double glazed bow window, radiator.

### Bedroom 2

9'5" x 8'11" min (2.89 x 2.72 min)

Double glazed window, fitted sliding door wardrobe, radiator.

• Modern Open Plan Living Area

• Gardens Front & Rear

• Freehold  
**Bedroom 3**

9'4" x 9'3" (2.85 x 2.82)

Double glazed window, radiator. Currently used as a dining room.

### Shower Room

8'1" x 5'11" (2.47 x 1.81)

Comprising; shower cubicle, WC and wash hand basin with built-under storage, double glazed windows and radiator.

### External

Externally there is a garden to the front which is laid to lawn together with planted beds and a lengthy driveway providing off street parking for a number of vehicles. The rear garden is laid to lawn and has a block paved patio, there is also a garden room at the bottom of the garden which has lighting and power points.

### 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  
Three-UK-Good outdoor, variable in-home

• Ample Space For Off Street Parking

• Highly Popular Location - Chain Free

• Energy Rating C  
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:  
Rivers and the sea: Very low.  
Surface water: Very low.

### CONSTRUCTION:

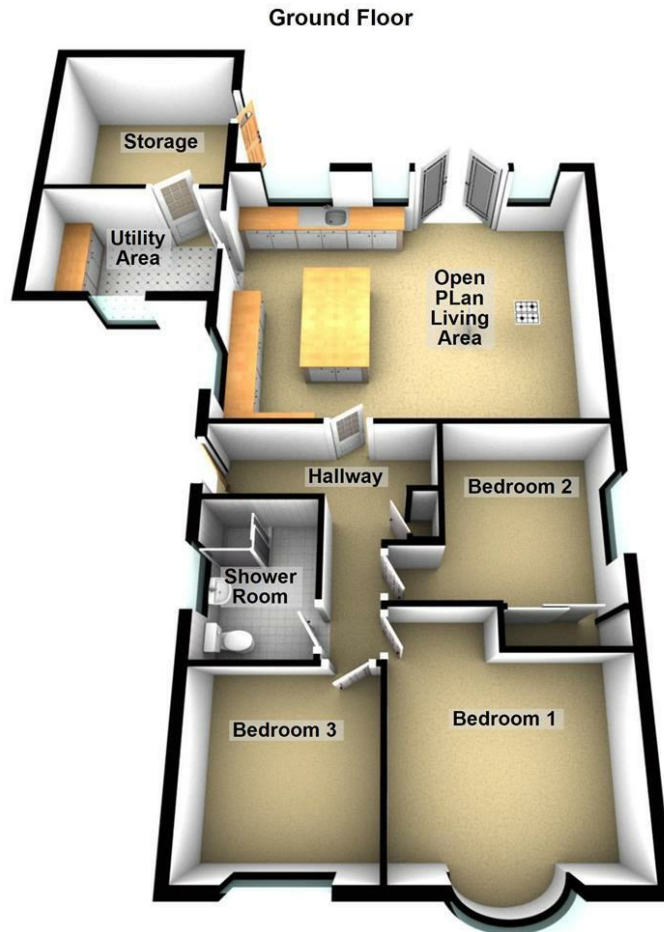
Traditional  
This information must be confirmed via our surveyor.







# 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
(81-91) B			
(69-80) C			
(55-68) D		65	
(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	