

13 Grasmere Road , Wallsend, NE28 8PX

** CHAIN FREE ** WESTERLY FACING REAR GARDEN ** TWO DOUBLE BEDROOMS **

** SEMI DETACHED HOUSE ** SOME UPDATING REQUIRED ** OFF STREET PARKING **

** OPEN PLAN KITCHEN DINER ** POPULAR LOCATION ** FREEHOLD **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** COUNCIL TAX BAND B **

** ENERGY RATING D **

Offers Over £160,000



- Chain Free
- Westerly Facing Rear Garden
- Freehold
- Two Double Bedrooms
- Some Updating Required
- Council Tax Band B
- Off Street Parking
- Close to Local Amenities, Schools and Transport Links
- Energy Rating D

Entrance

Double glazed door opening into ..

Hallway

Wood effect flooring, stairs to first floor, access to lounge and kitchen diner.

Lounge

14'7" max x 11'1" (4.46 max x 3.39)
Double glazed bay window, radiator, wood effect flooring, feature fireplace and decorative coving.

Kitchen

9'7" x 6'6" (2.93 x 2.00)
Fitted with range of base and wall units with complimentary worksurfaces, sink unit, space for cooker, plumbed for washing machine, part tiled walls and tiled floor, double glazed door to rear garden.

Dining Area

9'11" x 9'9" min (3.03 x 2.99 min)
Double glazed bay window, radiator, understairs cupboard and cupboard housing boiler.

Stairs to First Floor

Access to..

Landing

Access to bedrooms and bathroom

Bedroom 1

14'7" x 11'1" (4.47 x 3.40)

Double glazed bay window, radiator, cupboard, picture rail and decorative coving.

Bedroom 2

11'1" x 10'7" (3.40 x 3.24)

Two double glazed windows, radiator and laminate flooring.

Bathroom

7'7" x 5'9" (2.32 x 1.76)

Double glazed window, lader styukle radiator, part tiled walls, bath with overhead shower, WC and wash hand basin set in vanity unit.

External

To the front there is a low maintenance garden, space for off street parking and side gate to rear garden. To the rear there is a Westerly facing garden with shed, lawn and fenced perimeter.

Para - 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
Vodafone - Good outdoor and in-home

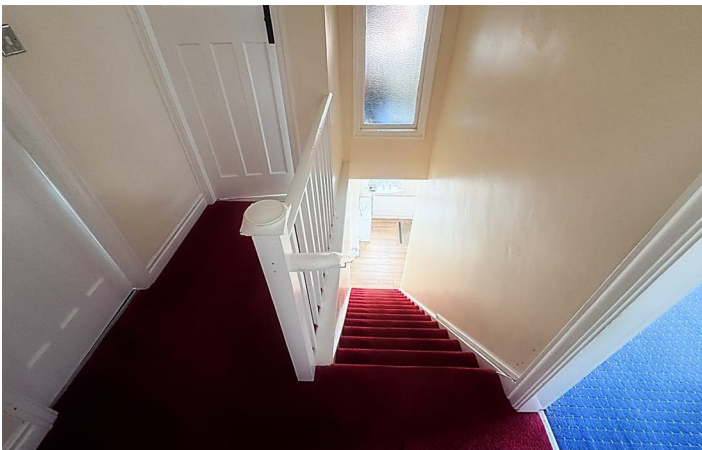
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

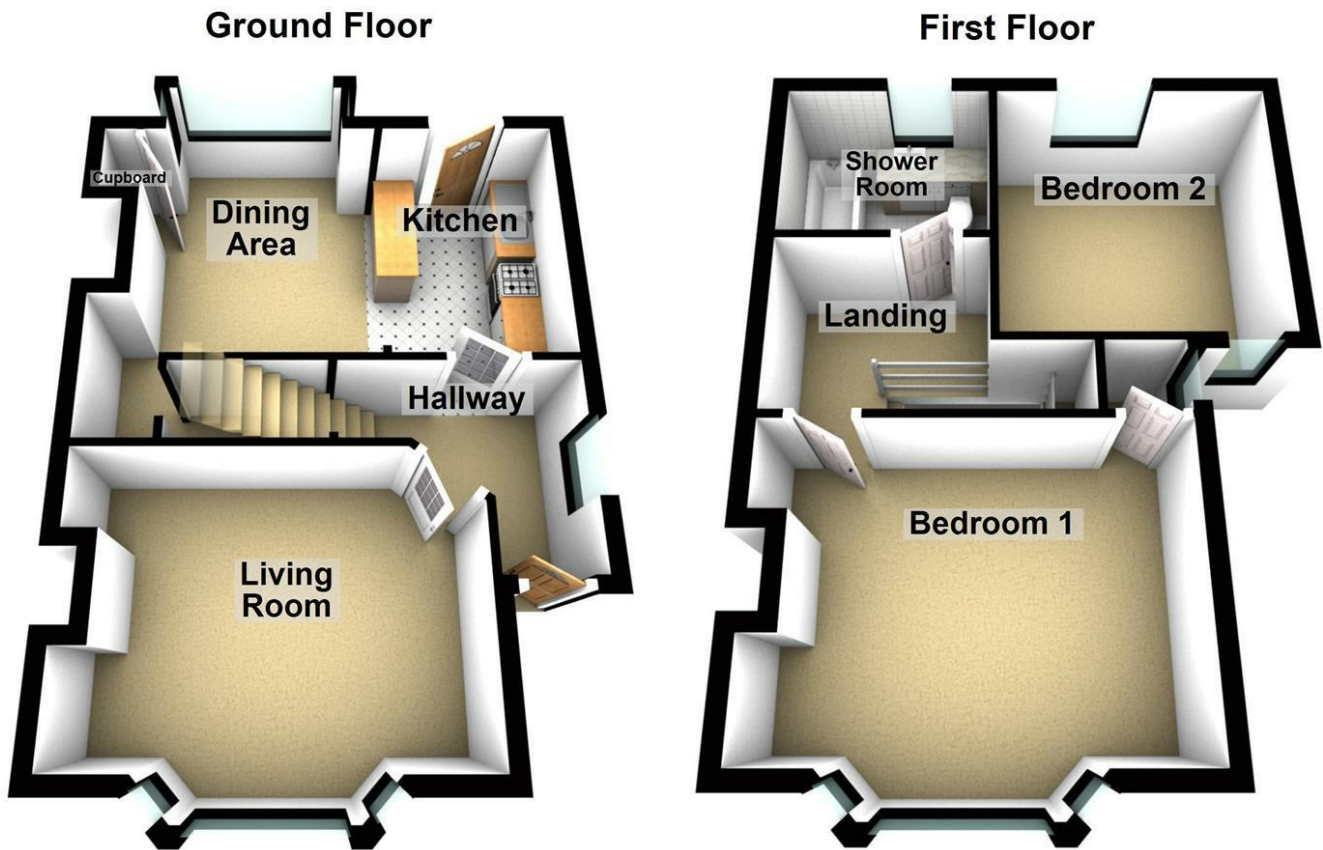
CONSTRUCTION:

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





Floor Plan



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		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

80