

## 17 Malvern Road

Howdon, Wallsend, NE28 0LT

\*\* IDEAL FIRST TIME BUY/FAMILY HOME \*\* LOUNGE/DINING ROOM \*\* GARDENS FRONT & REAR \*\*

\*\* NEARBY SHOPPING FACILITIES & SCHOOLS \*\* ROAD LINKS TO THE A19 & TYNE TUNNEL \*\*

\*\* EASY ACCESS TO THE A1058 COAST ROAD & SILVERLINK RETAIL PARK \*\* CHAIN FREE \*\*

\*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING D \*\*

Price £165,000



• Three Bedroom Semi Detached House

• Ideal First Buy/Family Home

• Freehold  
**Hallway**

Double glazed entrance door, stairs to the first floor landing, laminate flooring, radiator.

### Lounge

13'1" x 11'9" (3.99 x 3.60)

Double glazed French doors leading out to the rear garden, laminate flooring. Open to dining area.

### Dining Area

9'11" x 9'8" (3.03 x 2.97)

Double glazed bow window, laminate flooring, radiator.

### Kitchen

15'8" x 6'7" (4.79 x 2.02)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, tiling to floor, double glazed windows, radiator and double glazed external door.

### Landing

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

### Bedroom 1

11'10" x 11'3" (3.61 x 3.43)

Double glazed window, cupboard, radiator.

• Lounge/ Dining Room

• Nearby Shopping Facilities & Schools

• Council Tax Band A  
**Bedroom 2**

11'3" x 9'10" (3.44 x 3.00)

Double glazed window, radiator.

### Bedroom 3

8'10" x 7'10" (2.70 x 2.41)

Double glazed window, radiator.

### Bathroom

7'6" x 5'6" (2.30 x 1.68)

Bath with shower over, WC and wash hand basin, double glazed window, radiator.

### External

Externally there are gardens to both the front and rear.

### 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 and in-home

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor and in-home

We recommend potential purchasers contact the relevant

• Gardens Front & Rear

• Chain Free

• Energy Rating D 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

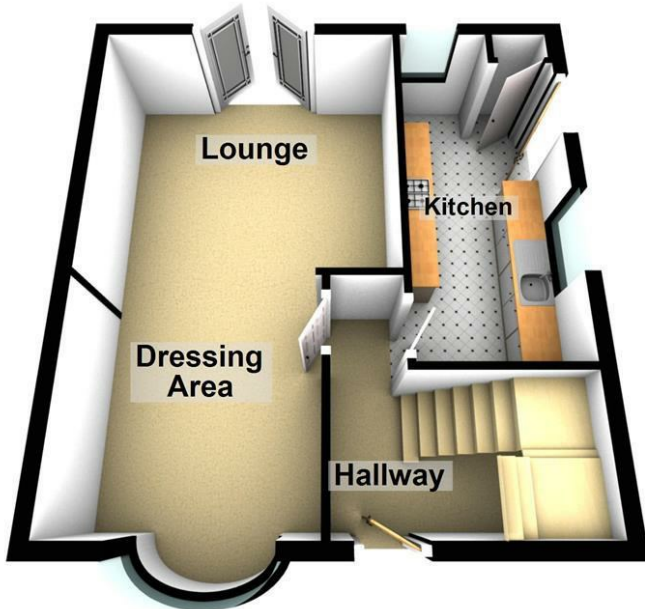
This information must be confirmed via your surveyor and legal representative.



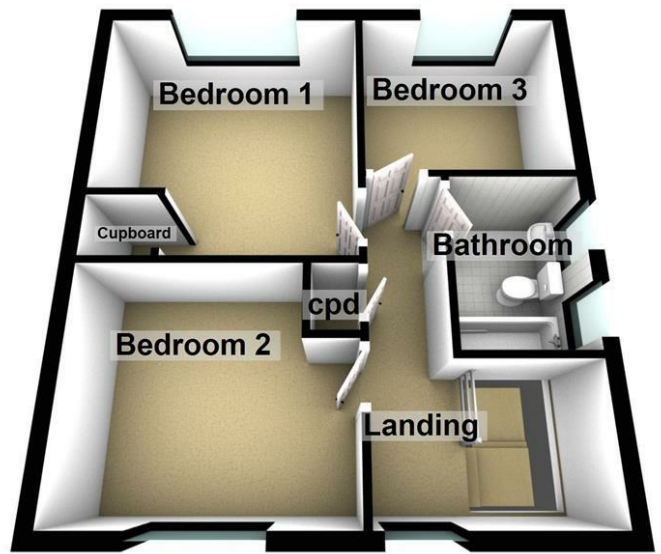


# Floor Plan

**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			85
(81-91) B			
(69-80) C			
(55-68) D		67	
(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	