



## 10 Swan Gardens Fallow Park, Wallsend, NE28 9GS

- \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* EN-SUITE TO MASTER \*\* DOWNSTAIRS WC \*\*
- \*\* MODERN KITCHEN/DINER \*\* GARAGE & OFF STREET PARKING \*\* GARDENS FRONT & REAR \*\*
- \*\* SITUATED ON THE POULAR FALLOW PARK WITH EXCELLENT AMENITIES NEARBY \*\*
- \*\* BEAUTIFULLY PRESENTED & CHAIN FREE \*\* ENERGY EFFICIENT WITH A B RATING \*\*
- \*\* COUNCIL TAX BAND C \*\* FREEHOLD \*\*

Price £260,000



- Three Bedroom Semi Detached House
- Modern Kitchen/Diner
- Chain Free - Freehold

**Entrance**

Entrance door, radiator, glazed inner door leading into the lounge.

**Lounge**

15'3" x 9'10" (4.67 x 3.00)

Double glazed window, wood effect flooring, radiator.

**Inner Lobby**

Stairs to the first floor landing.

**WC**

4'11" x 3'2" (1.52 x 0.97)

WC, wash hand basin and radiator.

**Kitchen/Diner**

18'8" x 8'0" max x 6'7" min (5.71 x 2.45 max x 2.03 min)

Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, storage cupboard, radiator and double glazed French doors leading out to the rear garden.

**Landing**

cupboards and access to the loft.  
Cupboards and access to the loft.

**Bedroom 1**

18'9" max x 13'4" (5.72 max x 4.07)

Double glazed windows, radiator.

- En-Suite To Master Bedroom
- Garage & Off Street Parking
- Council Tax Band C

**En-Suite**

7'3" x 5'1" (2.23 x 1.55)  
Shower cubicle, WC and wash hand basin, double glazed window, part tiled walls and radiator.

**Bedroom 2**

11'0" x 7'3" (3.37 x 2.22)

Double glazed window, radiator.

**Bedroom 3**

11'2" x 6'8" (3.42 x 2.04)

Double glazed window, radiator.

**Family Bathroom**

7'3" mx x 5'6" min x 6'7" (2.22 mx x 1.68 min x 2.01)

Comprising; bath, WC and wash hand basin, double glazed window, part tiled walls and radiator.

**External**

Externally there is a garden to the front together with space for off street parking and access to the garage. The rear garden is laid to lawn and has a 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>

- Downstairs WC

- Gardens Front & Rear
- Energy Rating B

EE-Good outdoor, variable in-home  
O2-Good outdoor, variable in-home  
Three-UK-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:**

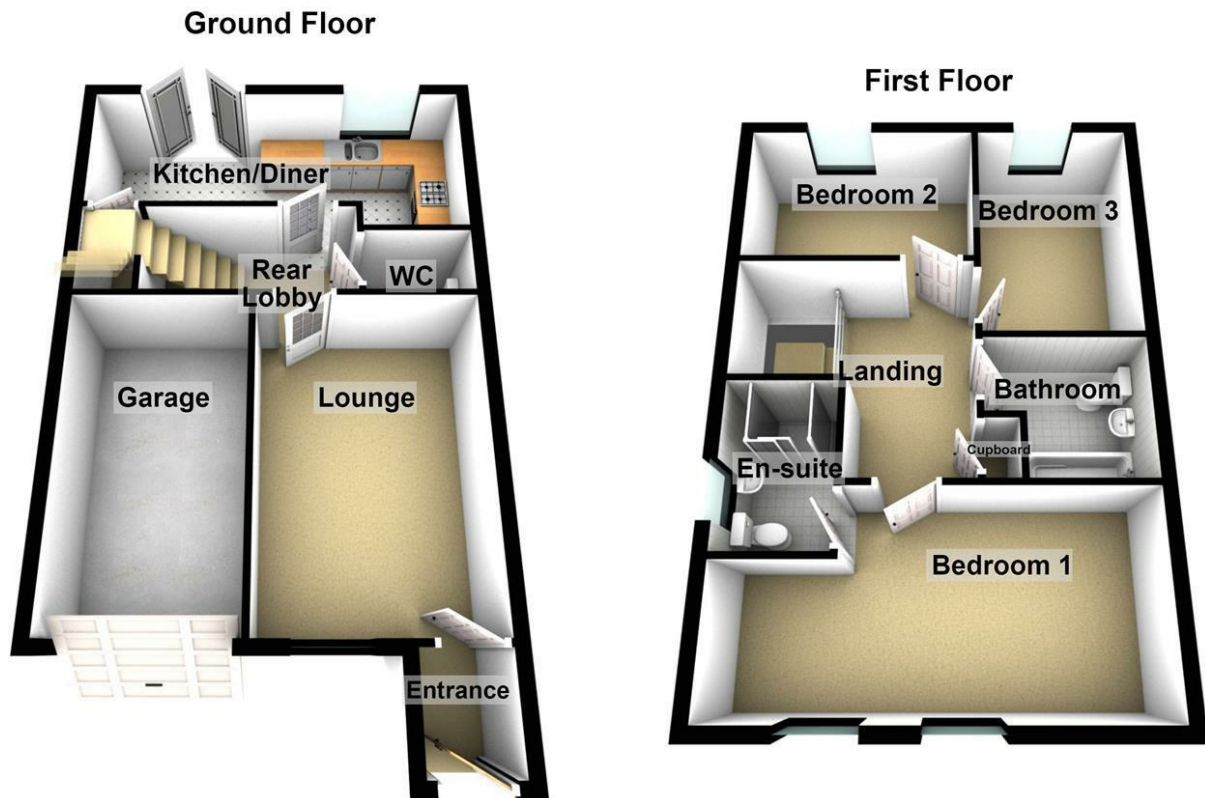
Traditional  
This information must be confirmed via your surveyor and legal representative.







## 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			94
(81-91) B		83	
(69-80) C			
(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	