

## 16 Cawfields Close , Wallsend, NE28 0BJ

**\*\* THREE BEDROOM DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED AND READY TO MOVE INTO \*\***

**\*\* MODERN KITCHEN WITH INTEGRATED DISHWASHER \*\* EN-SUITE TO MASTER BEDROOM \*\***

**\*\* UTILITY ROOM & DOWNSTAIRS WC \*\* LOUNGE & DINING ROOM \*\* MEDIA WALL WITH FIRE \*\***

**\*\* GARAGE & OFF STREET PARKING FOR TWO VEHICLES \*\* LOVELY FAMILY HOME \*\***

**\*\* COUNCIL TAX BAND C \*\* ENERGY RATING TBC \*\* 125 YEAR LEASE FROM 2004 \*\***

**Offers Over £245,000**



- Ready to Move into
- Downstairs WC
- Off Street Parking
- 125 Year Lease from 31.012004

#### Entrance

Composite door into inner lobby, internal door into garage, radiator

#### Lounge

17'11" x 10'5" to media wall (5.47 x 3.20 to media wall)  
Double glazed bay window, media wall with inset electric fire, radiator.

#### Dining Room

11'10" x 10'6" (3.62 x 3.21 )  
Double Glazed French doors opening into rear garden, radiator, stairs to first floor.

#### Kitchen

10'11" x 8'10" (3.33 x 2.71)  
Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher, sink unit. Double glazed window, radiator.

#### Utility Room

5'7" x 5'0" (1.71 x 1.53 )  
Fitted with wall and base units with work surface over, boiler, external door leading to the outside, access to the WC.

#### Downstairs WC

4'3" x 3'2" (1.31 x 0.97)  
Comprising; WC, wash hand basin.

#### Stairs to First Floor

- Three Bedroom Detached House
- Utility Room
- Council Tax Band C

#### Landing

Cupboard, access to bathroom and bedrooms.

#### Bedroom 1

14'0" x 8'7" (4.29 x 2.64 )  
Double glazed window, radiator, access to en-suite.

#### En-suite

Comprising; shower enclosure, WC, wash hand basin. Part tiled walls, double glazed window, radiator.

#### Bedroom 2

10'9" x 9'10" (3.28 x 3.01 )  
Double glazed window, radiator.

#### Bedroom 3

9'8" x 8'2" (2.95 x 2.50)  
Double glazed window, radiator.

#### Family Bathroom

Fitted with a three piece suite comprising; bath with shower head attachment, WC, wash hand basin. Part tiled walls, double glazed window, radiator.

#### External

Externally there is a low maintenance garden to the front together with off street parking for two vehicles and access to a single garage. There is a private garden to the rear which has artificial turf, a paved patio area and a fenced perimeter.

- En-suite To Master Bedroom
- Garage
- Energy Rating TBC

#### 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, variable in-home  
O2-Good outdoor  
Three-UK-Good outdoor  
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.

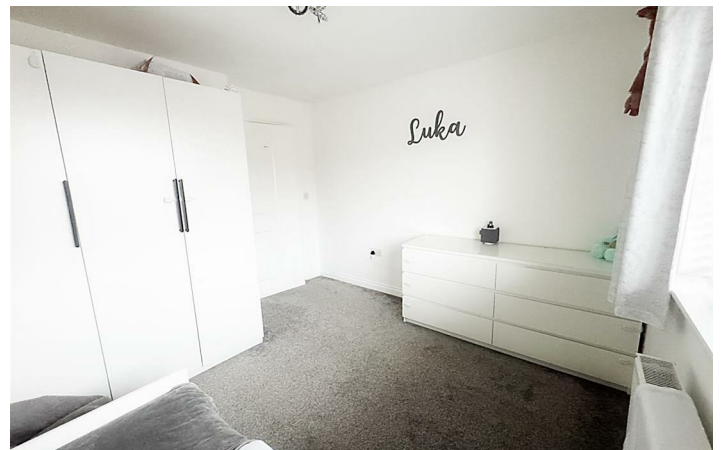
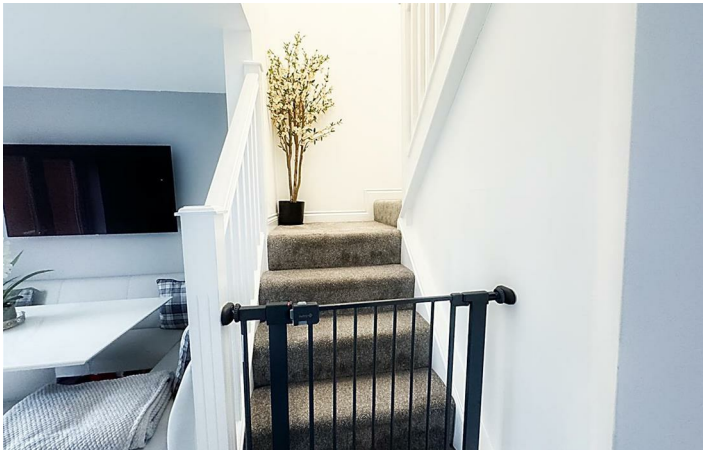
##### CONSTRUCTION:

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

##### Leasehold

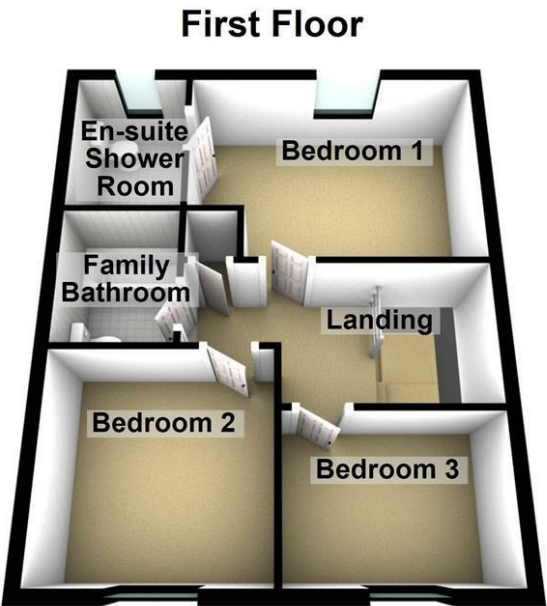
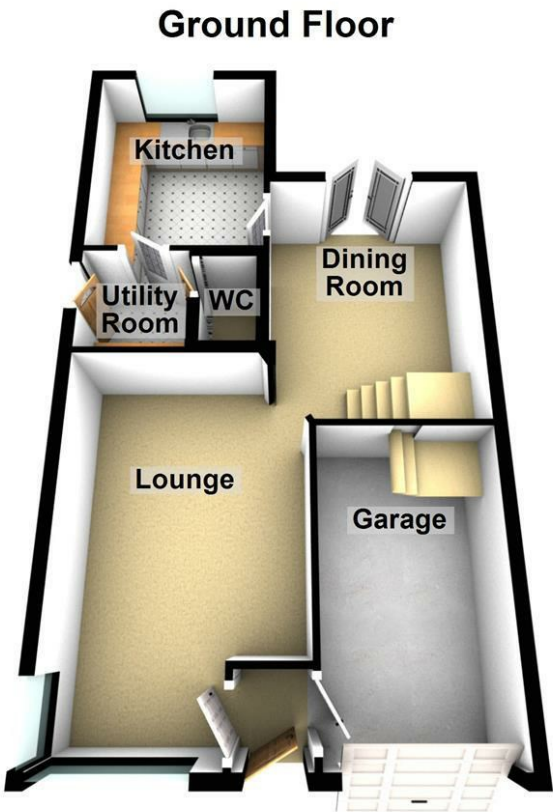
125 Years from 30.01.2004







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	