



89 Park Road , Wallsend, NE28 7LP

- ** DECEPTIVLEY SPACIOUS FOUR BEDROOM MID TERRACE HOUSE ** THREE RECEPTION ROOMS **
- ** LOTS OF LOVELY PERIOD STYLE FEATURES ** MOST ROOMS WITH FIREPLACES ** FREEHOLD **
- ** IMPRESSIVE HALLWAY ** WALKING DISTANCE TO SHOPS, BUS SERVICES & METRO STATION **
- ** RICHARDSON DEES PARK LESS THAN 0.5 MILE AWAY ** EN-SUITE TO MASTER BEDROOM **
- ** EXCELLENT ROAD LINKS ** GREAT FAMILY HOME ** COUNCIL TAX BAND B ** ENERGY RATING TBC

Price £230,000



- Impressive Four Bedroom Mid Terrace House
- Spacious Bathroom With Four Piece Suite
- Freehold
- Entrance Lobby
- Three Reception Rooms
- Walking Distance To Shops, Buses & Metro Station
- Council Tax Band B
- Kitchen
- Lots Of Period Style Features
- Fantastic Family Home
- Energy Rating C
- Bedroom 4

Double glazed composite entrance door, exposed wood flooring, half glazed inner door leading into the hallway.

Hallway

Stairs to the first floor landing with storage cupboard under, dado rail, coving to ceiling, exposed wood flooring, radiators.

Lounge

16'2" x 14'11" + bay (4.95 x 4.55 + bay)

Double glazed bay window, fireplace with tiled inset, picture rail, coving and rose to ceiling, exposed wood flooring, radiator.

Dining Room

14'11" x 13'7" (4.55 x 4.16)

Double glazed windows, feature fireplace, picture rail, coving to ceiling, laminate flooring and radiator.

Breakfast Room

13'11" x 9'6" (4.26 x 2.91)

Double glazed window, feature cast iron range, cupboards to alcoves, laminate flooring, radiator.

11'9" x 9'0" (3.59 x 2.75)

Fitted with a range of wall and base units with work surfaces over and Belfast style sink, double glazed window, tiling to walls and floor, double glazed door leading to the rear yard.

Landing

Spacious landing area giving access to bedrooms and bathroom.

Bedroom 1

15'4" x 13'10" (4.68 x 4.22)

Double glazed windows, fireplace, exposed wood flooring, radiator.

En-Suite

5'8" x 2'11" (1.74 x 0.91)

Shower cubicle, WC and wash hand basin with built-in under storage.

Bedroom 2

14'11" x 13'3" (4.56 x 4.05)

Double glazed window, feature fireplace, picture rail coving to ceiling, radiator.

Bedroom 3

12'10" x 11'11" (3.93 x 3.64)

Double glazed window, feature fireplace, vertical radiator.

11'6" x 7'0" (3.51 x 2.14)

Double glazed window, exposed wood flooring, radiator.

Bathroom

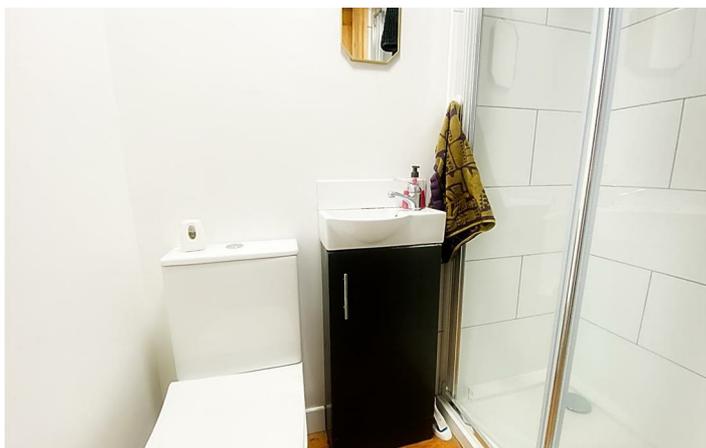
10'5" max x 8'0" max (3.19 max x 2.44 max)

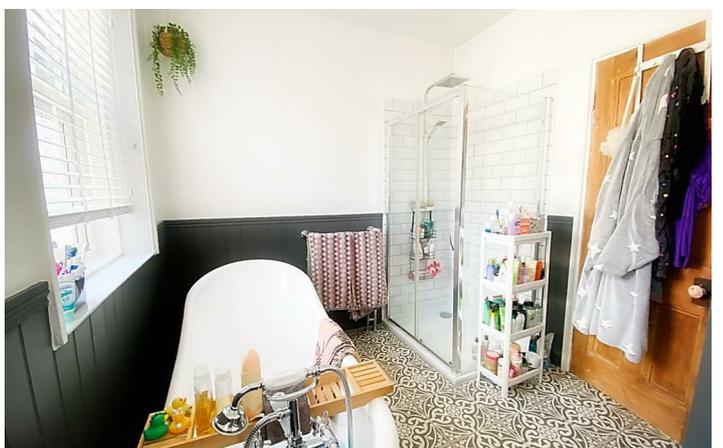
Comprising; freestanding roll top bath, shower cubicle, WC and wash hand basin. Double glazed windows, part panelled walls, radiator with towel rail, tiling to floor.

External

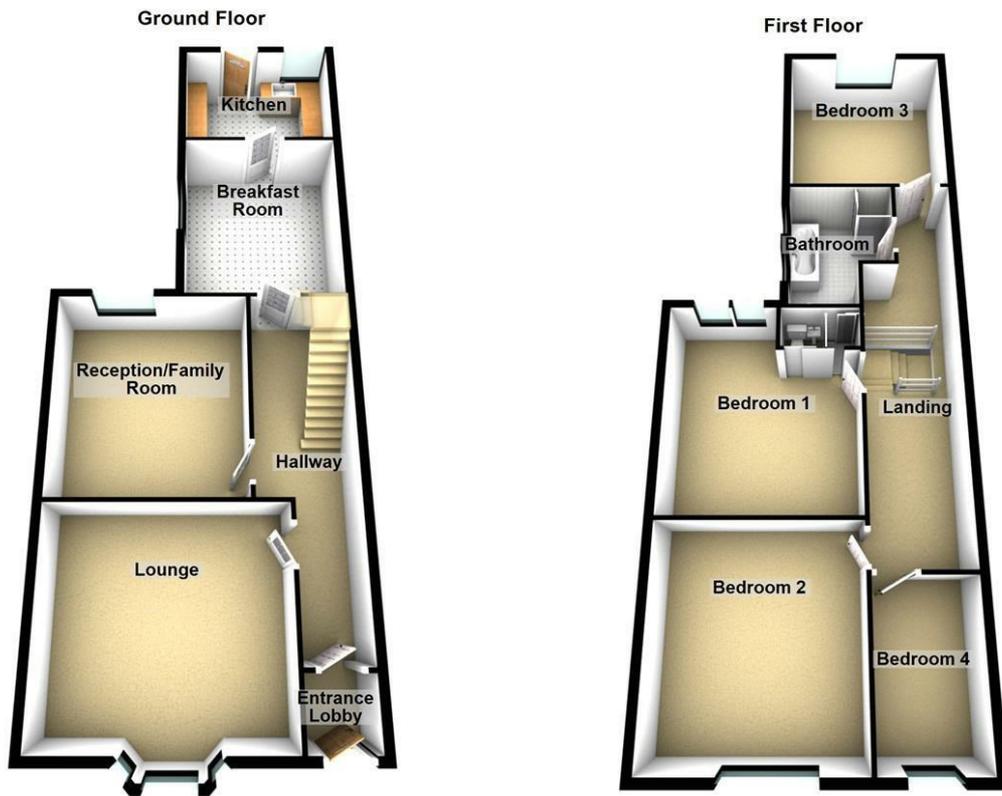
Externally there is a small town garden to the front and a private yard to the rear which has paving and artificial grass.







Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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	