



Lambridge

Fallow Park, Wallsend, NE28 9FE

FALLOW PARK • PLOT 526 LAMBRIDGE • A FOUR BEDROOM DETACHED HOUSE WITH GARAGE

PART EXCHANGE ALSO AVAILABLE • FOR ALL ENQUIRIES PLEASE CONTACT NEXT2BUY 0191 2953322

The Lambridge is a four-bedroom family home. The spacious kitchen/family/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room with a bay window, a downstairs WC and handy utility. Upstairs you'll find four bedrooms - bedroom one benefiting from an en suite - plus a convenient study, modern-fitted family bathroom and two storage cupboards.

Asking Price £374,950

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- Impressive kitchen/family/dining room with French doors to garden
- Bay window to the living room
- Study upstairs
- En suite to bedroom 1
- Plenty of storage throughout
- Energy Efficient
- Downstairs WC and utility room with side access
- Family bathroom with modern fixtures and fittings
- Freehold

Lounge

14'9" x 16'2" metre (4.5 x 4.95 metre)

Kitchen

10'0" x 12'8" metre (3.06 x 3.87 metre)

Family/Dining Area

16'2" x 10'11" metre (4.94 x 3.35 metre)

Bedroom 1

12'0" x 16'0" metre (3.66 x 4.9 metre)

Bedroom 2

13'11" x 13'5" metre (4.25 x 4.11 metre)

Bedroom 3

10'11" x 7'10" metre (3.33 x 2.4 metre)

Bedroom 4

7'7" x 11'4" metre (2.33 x 3.46 metre)

Study

7'1" x 7'10" metre (2.16 x 2.4 metre)

External

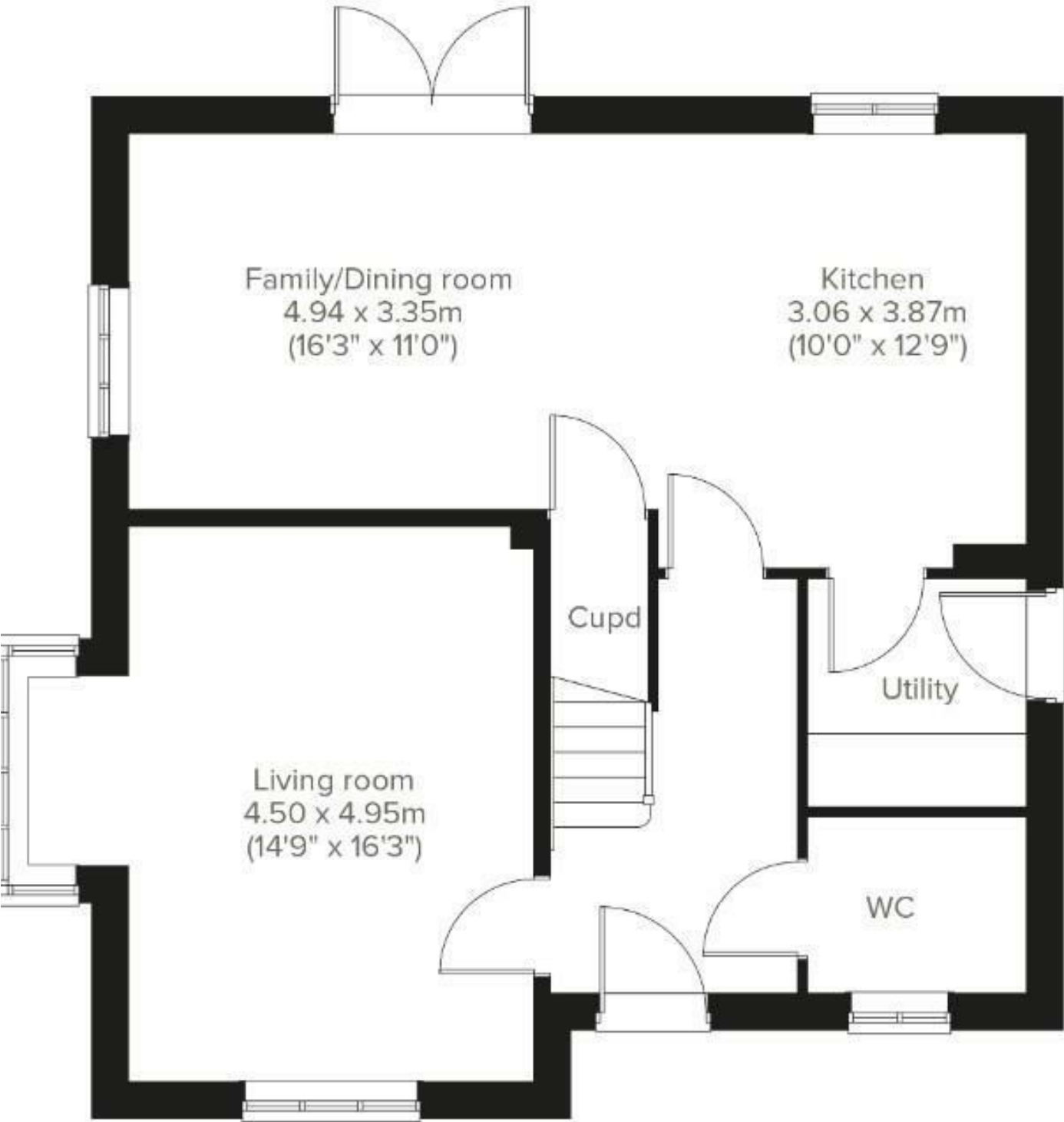
Council Tax



Directions



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