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13 The Drive

, Wallsend, NE28 8DQ

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

• A BEAUTIFULLY PRESENTED THREE BEDROOM SEMI DETACHED HOUSE • CHAIN FREE •

• MODERN KITCHEN/DINER • OFF STREET PARKING TO FRONT • MODERN BATHROOM •

• LOVELY PRIVATE SOUTH FACING GARDEN TO REAR WHICH IS NOT OVERLOOKED • IDEAL 1ST BUY •

Offers Over £195,000

3 1 1 D

- Three Bedroom Semi Detached House
- Beautifully Presented Throughtout
- Modern Kitchen/Diner & Bathroom
- Lovely Private South Facing Rear Garden
- Off Street Parking To Front
- Close To Amenities - Chain Free
- Freehold
- Council Tax Band B
- Energy Rating D

Porch

6'5" x 3'4" (1.96 x 1.03)
Double gales entrance door with windows to the side, laminae flooring, half glazed door leading into the hallway.

Hallway

Stairs to the first floor landing with storage cupboard under, double glazed window, radiator.

Lounge

12'7" + bay x 11'3" (3.86 + bay x 3.43)
Double glazed bay window, fireplace with living flame effect electric fire, coving to ceiling, radiator.

Kitchen Area

13'0" x 8'10" max (3.97 x 2.70 max)
Fitted with a range of wall and base units with work surfaces over and twin bowl sink unit. integrated washing machine, double glazed door and window, laminate flooring.

Dining Area

11'2" x 10'0" + bay (3.42 x 3.05 + bay)
Double glazed French doors leading out to the rear garden, laminate flooring, radiator.

Landing

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

Bedroom 1

11'8" + bay x 10'2" (3.58 + bay x 3.11)
Double glazed bay window, radiator.

Bedroom 2

11'0" x 9'10" max (3.37 x 3.02 max)
Double glazed window, radiator.

Bedroom 3

8'5" x 7'1" (2.59 x 2.16)
Double glazed window, radiator.

Bathroom

7'4" x 5'8" (2.25 x 1.75)
Bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

External

To the front of the property the garden is laid to lawn and there is also space for off street parking and a storage area. There is a lovely private garden to the rear which is south facing and is not overlooked, the garden is mostly decked and has a lawned area.

Material Information

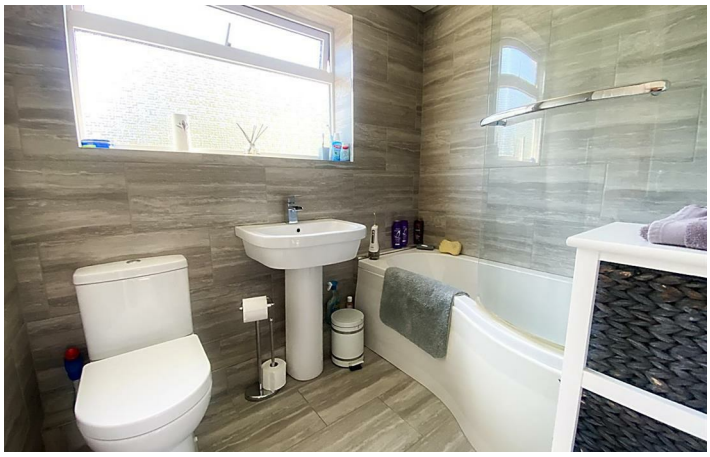
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

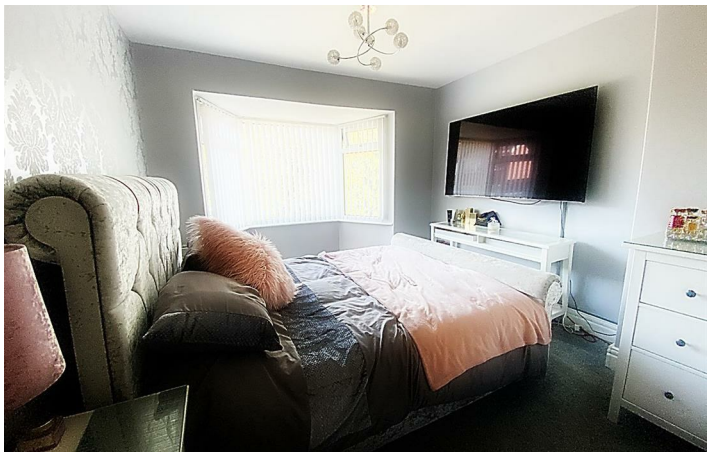
EE-Good outdoor and in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

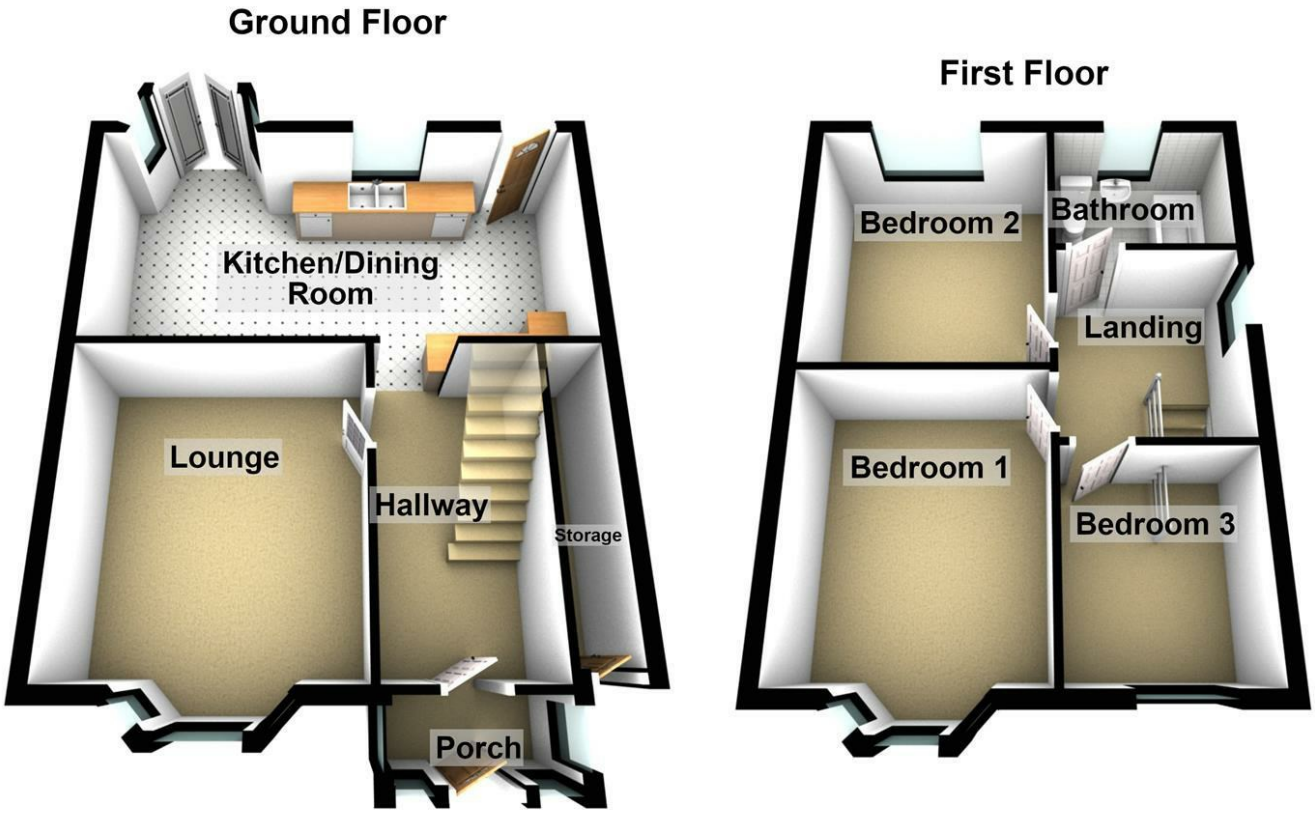
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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

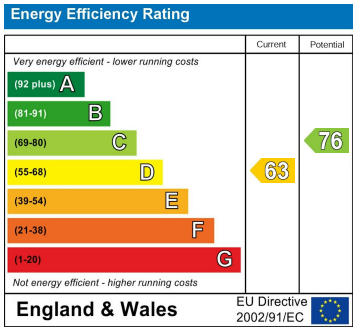




Floor Plan



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com