

## 51 Boscombe Drive , Wallsend, NE28 9DP

- \*\* LOVELY FAMILY HOME OR FIRST BUY \*\* READY TO MOVE INTO \*\* OPEN PLAN LOUNGE/DINER \*\*
- \*\* SEPARATE KITCHEN AND UTILITY ROOM \*\* SITUATED IN CUL-DE-SAC \*\* OFFICE/PLAYROOM\*\*
- \*\* DRIVEWAY WITH ELECTRIC CHARGING PORT \*\* COUNCIL TAX BAND C \*\* ENERGY RATING D \*\*
- \*\* CLOSE TO MAJOR ROAD LINKS, TRANSPORT LINKS, LOCAL AMENITIES AND SCHOOLS \*\*
- \*\* CURRENTLY LEASEHOLD - BUT WILL BE FREEHOLD UPON COMPLETION \*\*

Offers Over £220,000



- Three Bedrooms

- Great Family Home or First Time Buy

- Council Tax Band

#### Entrance Porch

6'7" x 2'10" (2.03 x 0.88 )

Composite door, double glazed window, double glazed door opening into hallway

#### Hallway

Stairs to first floor, radiator, two storage cupboards access to lounge and kitchen

#### Lounge/Diner

21'10" x 13'2" max (6.66 x 4.03 max )

Open plan lounge/diner, laminate flooring, double glazed bow window to front elevation, radiator, French doors from dining area giving access to rear garden and radiator.

#### Kitchen

9'8" x 8'1" (2.95 x 2.47 )

Fitted with range of wall and floor units with complimentary worktops, part tiled walls, sink, gas hob with overhead extractor, built in oven, double glazed window overlooking rear garden and access to utility room.

#### Utility Room

7'6" x 6'7" (2.31 x 2.01 )

Double glazed door to rear garden , double glazed window, counter tops, plumbed for washing machine, boiler.

#### Office/Playroom

12'5" x 7'3" (3.81 x 2.23 )

Formerly the garage (garage door still there if wish to convert back). Was used as home office by current owner.

#### Stairs to First Floor

leading too

- Utility Room and Office/Play Room (Formerly Garage)

- Ready to Move into

- Energy Rating D

#### Landing

Double glazed window access to bathroom and bedrooms. Loft hatch and sell had advised us that the loft is partially boarded out.

#### Bathroom

8'11" x 5'6" (2.72 x 1.70 )

Two double glazed windows, ladder style radiator, WC, wash hand basin, bath with shower attachment and separate shower cubicle.

#### Bedroom 1

12'7" x 10'9" (3.85 x 3.30 )

Double glazed window, laminate flooring, built in wardrobes.

#### Bedroom 2

10'9" x 8'8" (3.28 x 2.66 )

Double glazed window, laminate flooring, built in wardrobes.

#### Bedroom 3

8'7" x 7'3" (2.64 x 2.23)

Double glazed window, laminate flooring, sliding door wardrobes.

#### External

To to the front of the property there is driveway parking and lawned garden. There are two decked areas, a patio and artificial turf.

#### 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>

- Off Street Parking

- Closer to Local Amenities, Good Transport links and Major Road Links

- Leasehold - Will be Freehold upon Completion

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-Good outdoor and in-home

O2 - Good outdoor

Three- Good outdoor, variable in-home

Vodafone n- Good outdoor

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.

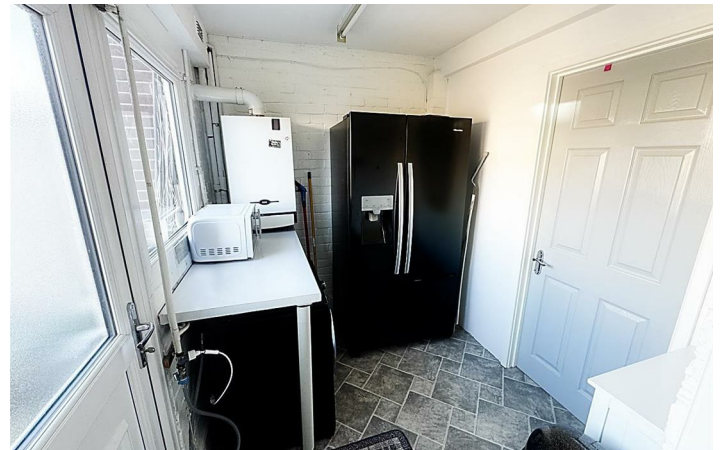
CONSTRUCTION:

Traditional

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

**Leashold**

We have been advised by the seller that they are extending current Lease to



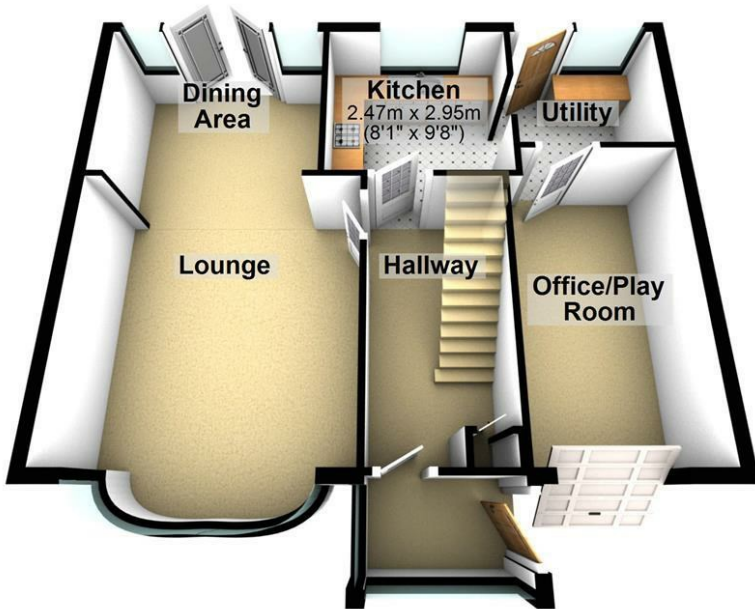




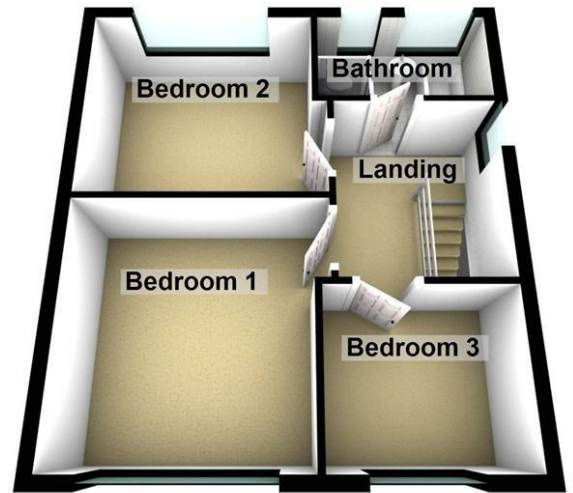


# Floor Plan

### Ground Floor



### First Floor



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			88
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	