



## 16 Cresswell Road , Wallsend, NE28 8QE

\*\* 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. \*\*

\*\* EXTENDED SEMI DETACHED HOUSE \*\* TWO RECEPTION ROOMS \*\* TWO DOUBLE BEDROOMS \*\*

\*\* HIGHLY POPULAR LOCATION \*\* USEFUL STORAGE AREA \*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\*

\*\* WESTERN PRIMARY SCHOOL IS JUST A FEW MINUTES WALK AWAY & RATED GOOD BY OFSTED \*\*

Offers Over £190,000



- Freehold
- Great First Time Buy
- Close to Local Amenities, Schools and Good Transport Links
- Extended Semi Detached House
- Ready to Move Into
- Council Tax Band B
- Two Double Bedrooms
- Sought After Location
- Energy Rating D

### Hallway

Double glazed entrance door, laminate flooring, storage cupboard, double glazed window, stairs to first floor landing, radiator.

### Lounge

14'7" x 11'2" + bay (4.45 x 3.40 + bay)  
Double glazed bay window to the front elevation, fire surround housing living flame effect gas fire, radiator.

### Dining Room

11'4" max x 9'9" min (3.46 max x 2.98 min)  
Extended, laminate flooring, storage cupboard, radiator, double glazed French doors opening out to the rear garden.

### Kitchen

13'7" x 8'2" (4.14 x 2.49)  
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, single drainer sink unit, tile effect flooring, double glazed window to the rear elevation, radiator, door leading to storage area.

### Landing

Access to bedrooms and shower room.

### Bedroom 1

14'8" x 11'3" (4.46 x 3.42)  
Double glazed window to the front

elevation, feature fireplace, radiator, walk in cupboard (currently used as office area )

### Additional Image

### Bedroom 2

10'6" x 9'8" (3.21 x 2.95)  
Double glazed window to both the front and rear elevation, laminate flooring, radiator.

### Shower Room

7'9" x 5'7" (2.37 x 1.71)  
Comprising walk in shower, WC, wash hand basin, part tiled walls, laminate flooring, double glazed window, ladder style radiator, cupboard housing boiler.

### External

Externally the front garden is laid to lawn , together with planted borders and block paving, providing space for on site parking. To the rear there is a lovely enclosed garden which is laid to lawn with planted borders, patio area and decking.

### Additional Image.

### Storage Area

There is a useful storage area which runs alongside the property, which has external doors to both the front and rear gardens.

### Para - 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>

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, variable in-home  
O2- Good outdoor, variable in-home  
Three \_ Good outdoor  
Vodafone - Good outdoor and in-home

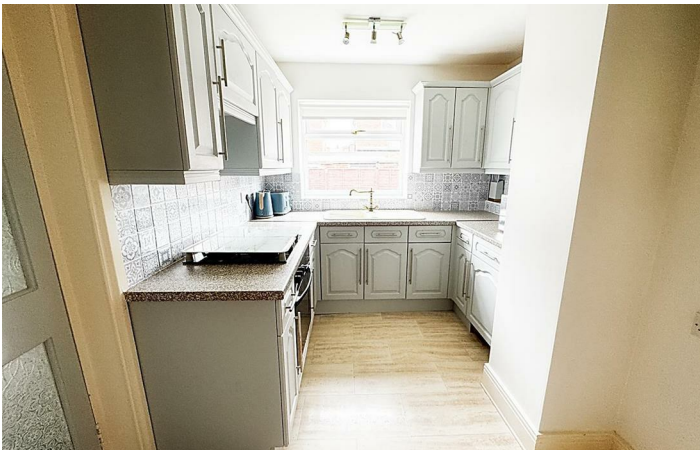
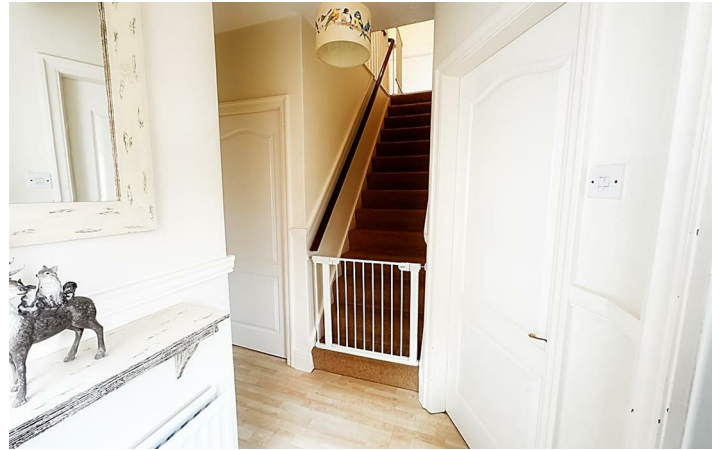
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

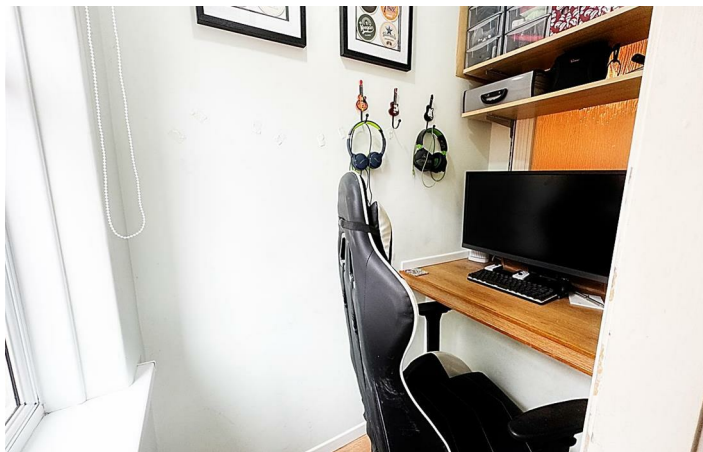
### FLOOD RISK:

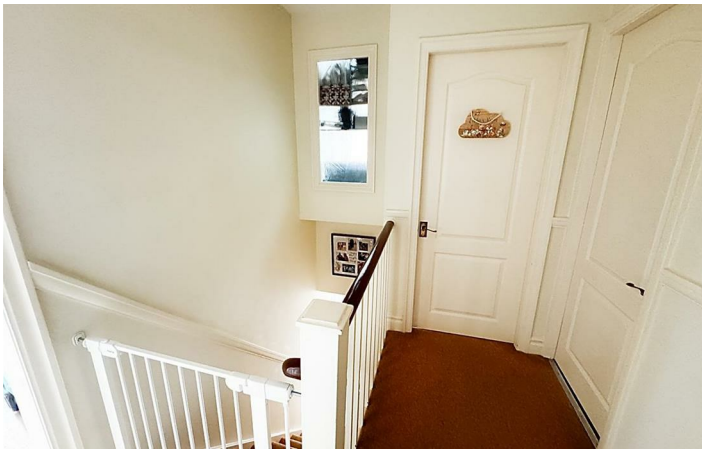
Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

### CONSTRUCTION:

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

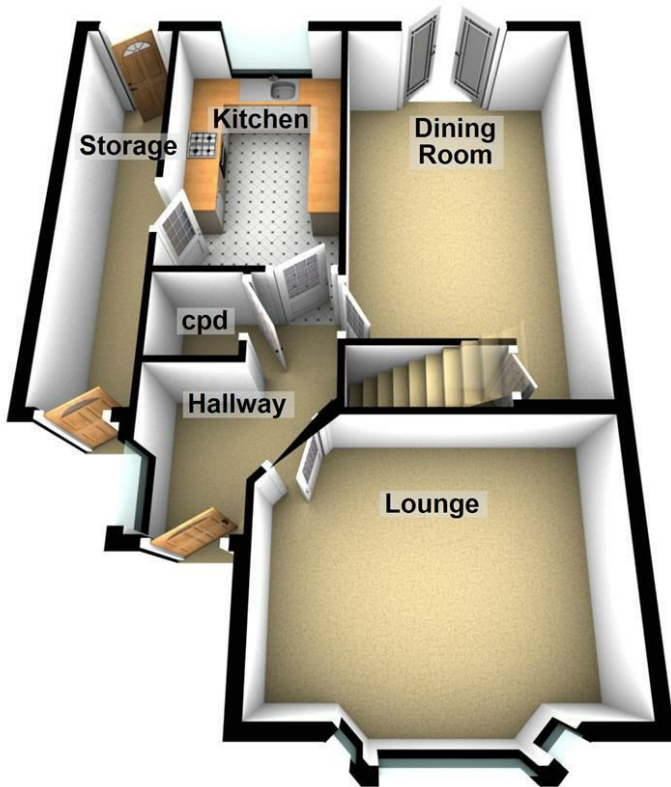




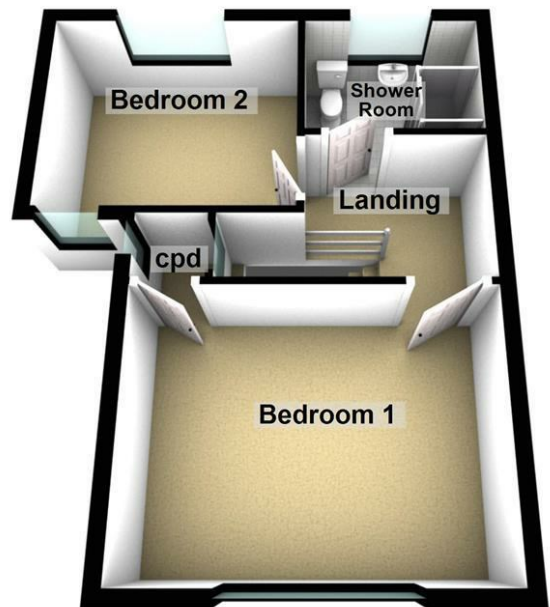


# Floor Plan

**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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	