



43 Bede Crescent

Holy Cross, Wallsend, NE28 7HL

HADRIAN ROAD METRO STATION 1 MILE • BURNSIDE COLLEGE 0.6 MILE • COAST ROAD 0.3 MILE

WELL PRESENTED • GREAT FIRST TIME BUY • SEMI-DETACHED HOUSE • THREE DOUBLE BEDROOMS

MODERN KITCHEN/DINER • UTILITY ROOM • DOWNSTAIRS WC • OFF STREET PARKING

LOVELY WESTERLY ASPECT REAR GARDEN • READY TO MOVE INTO • COUNCIL TAX BAND A

ENERGY RATING D • FREEHOLD • BUILDERS PART EXCHANGE SCHEME

Asking Price £195,000



- Semi Detached House
- Ample Off Street Parking
- Freehold
- Three Double Bedrooms
- Westerly Aspect Rear Garden
- Council Tax Band A
- Utility Room & Downstairs WC
- Modern Kitchen/Diner
- Energy Rating D

Entrance

Double glazed composite entrance door, stairs to the first floor landing, laminate flooring, radiator.

Lounge

14'6" x 11'10" (4.42 x 3.63)

Double glazed window, laminate flooring, radiator.

Kitchen/Diner

17'10" x 8'3" (5.46 x 2.52)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

Rear Lobby

Door leading to the outside, part tiled walls, radiator.

Utility Room

6'3" x 5'7" (1.93 x 1.72)

Wall unit, countertop work surface, space for washing machine and dryer, double glazed window.

WC

6'1" x 2'11" (1.87 x 0.89)

WC, wash hand basin, part tiled walls, double glazed window, radiator.

Landing

Double glazed window, access to bedrooms and bathroom.

Bedroom 1

14'8" x 8'11" (4.49 x 2.73)

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

10'6" x 9'3" (3.22 x 2.83)

Double glazed window, fitted wardrobes, radiator.

Bedroom 3

9'10" x 9'0" (3.02 x 2.75)

Double glazed window, fitted wardrobes, radiator.

Bathroom

8'3" x 4'11" (2.54 x 1.52)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, ladder style radiator.

External

Externally the front has a resin bound surface and provides ample space for off street parking and there is a side gate leading to the rear. The rear garden is west facing and has a paved patio, lawn and a shed for storage.

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

Three-Good outdoor and in-home

Vodafone_Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

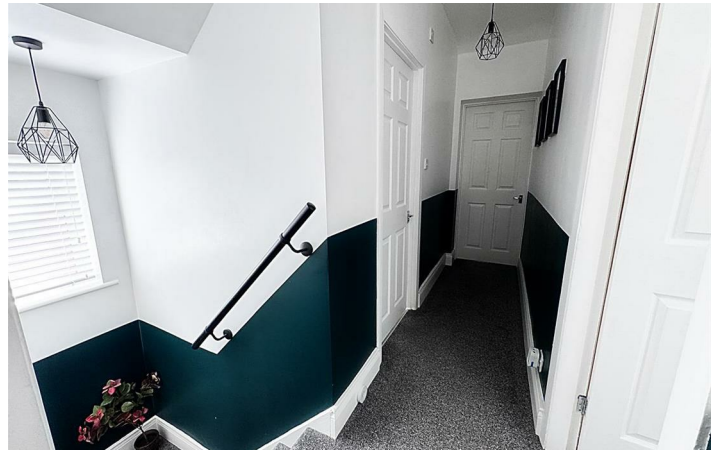
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

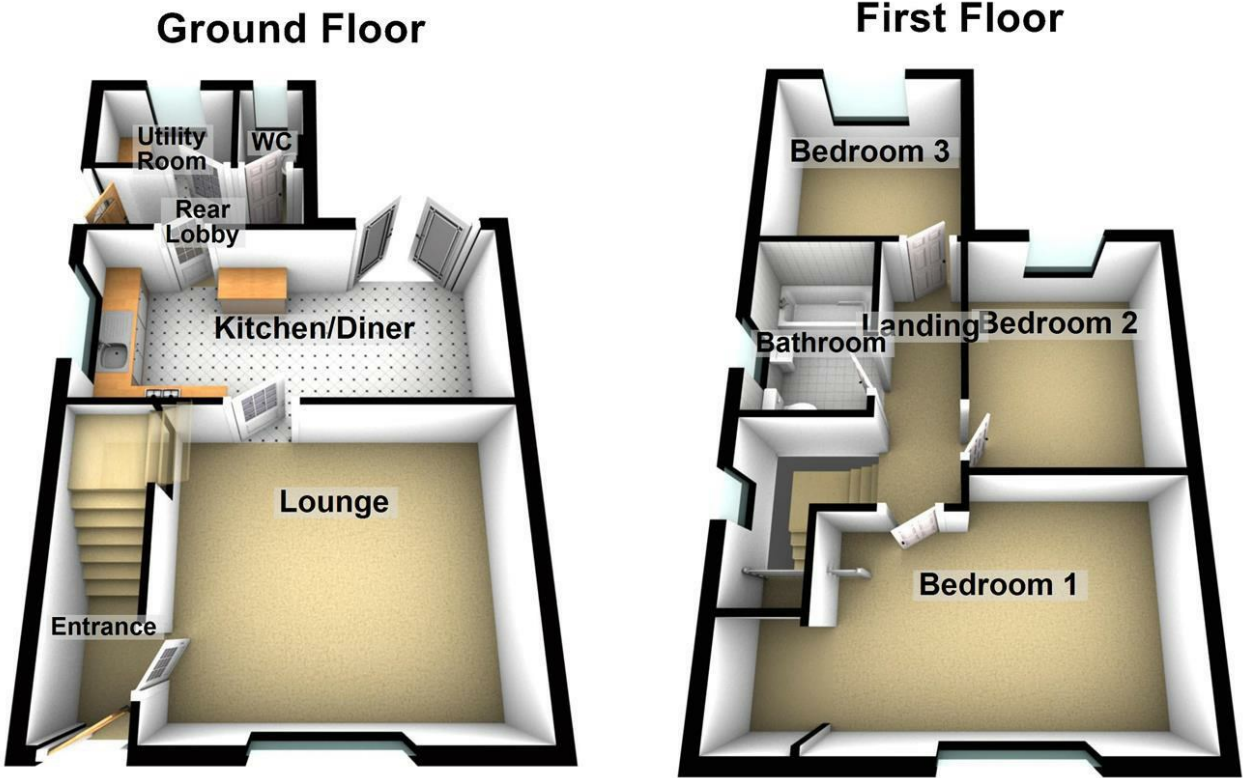
Traditional

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC