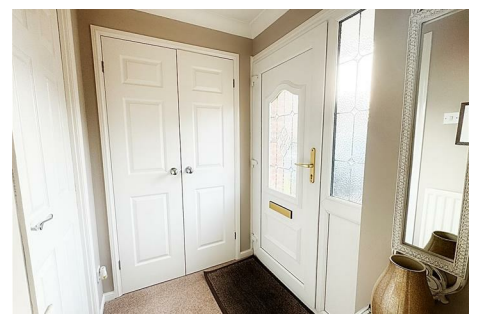




137 Bewick Park , Wallsend, NE28 9RY

** 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. **

** GUIDE PRICE £200,000 TO £210,000 ** IMMACULATELY PRESENTED ** RARE TO MARKET **

** CHAIN FREE ** TWO BEDROOM SEMI-DETACHED BUNGALOW ** FREEHOLD ** CONSERVATORY **

** LOW MAINTENANCE REAR GARDEN ** DRIVEWAY PARKING ** COUNCIL TAX BAND C **

** ENERGY RATING D **

Guide Price £200,000



• Guide Price £200,000 to £210,000 • Driveway Parking • Freehold	• Chain Free and Immaculately Presented • Low Maintenance Front and Rear Gardens • Council Tax Band C	• Two Bedroom Semi Detached Bungalow • Conservatory • Energy Rating D differences between the coverage prediction and your experience.
Entrance UPVC door into...	Bedroom 1 12'7" x 8'9" (3.85 x 2.69) Double glazed window, radiator, built in wardrobes.	EE- Good outdoor, variable in-home O2- Good outdoor Three- Good outdoor Vodafone - Good outdoor
Inner Lobby 5'9" x 4'7" (1.77 x 1.40) Radiator, cupboard and access to ..	Bedroom 2 10'5" x 8'3" (3.18 x 2.52) Currently being used as dining room. Radiator and French Doors into conservatory.	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
Kitchen 10'11" x 7'3" (3.35 x 2.23) Double glazed window, UPVC door to rear garden, fitted with range of base and wall units with countertops, sink, electric oven and hob with extractor fan, integrated dishwasher, fridge/freezer and washing machine. Laminate flooring and part tiled walls.	Conservatory 10'1" x 9'1" (3.09 x 2.78) Double glazed windows, French doors opening into rear garden.	FLOOD RISK: Yearly chance of flooding: Surface water: Very low. Rivers and the sea: Very low.
Lounge 16'2" x 11'10" (4.93 x 3.62) Double glazed bow window, radiator, electric feature fireplace, access to hallway	External To the front there is a gravelled garden with driveway parking and gated side access to rear garden. To the rear there is low maintenance garden with decked area.	CONSTRUCTION: Traditional This information must be confirmed via your surveyor and legal representative.
Hallway Cupboard, radiator, access to bedrooms and shower room.	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	
Shower Room 6'6" x 6'4" (1.99 x 1.94) Double glazed window, radiator, fully tiled walls and floor, WC, wash hand basin and shower cubicle.		









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