



## 26 Horsley View , Wallsend, NE28 6JN

\*\* FREEHOLD \*\* GREAT FIRST TIME BUY \*\* THREE BED END TERRACE OVER THREE FLOORS \*\*

\*\* DRIVEWAY PARKING \*\* EN-SUITE TO MASTER BEDROOM \*\* DOWNSTAIRS WC \*\*

\*\* CLOSE TO METRO STATION \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS \*\*

\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**O.I.R.O £190,000**



- Great First Time Buy
- En-Suite To Master
- Metro Station Close By

- Freehold
- Driveway Parking
- Energy Rating C

- Three Double Bedrooms
- Garden With Decked Area
- Council Tax Band B

### Entrance

Door into porch.

### Living Room

15'1" x 11'8" (4.61 x 3.55)

UPVC double glazed window, and radiator. Under stairs storage cupboard.

### Rear Lobby

Access to staircase, downstairs WC and kitchen.

### Downstairs WC

3'5" x 4'0" (1.05 x 1.23)

Radiator, WC, wash hand basin.

### Breakfasting Kitchen

8'2" x 11'8" (2.49 x 3.55)

UPVc double glazed french doors to the rear garden, dining area to one side, and the kitchen is fitted with a range of floor and wall units, counters, sink and built in oven and hob with extractor hood.

### Stairs to First Floor

Landing leading to...

### Bedroom 2

12'2" x 11'8" (3.70 x 3.55)

UPVc double glazed windows, and radiator.

### Bedroom 3

7'8" x 11'8" (2.33 x 3.55)

UPVc double glazed window, and radiator.

### Bathroom

7'5" x 5'7" (2.27 x 1.70)

Part tiled walls, bath with overhead shower, WC, wash hand basin and ladder style radiator.

### Stairs to Second Floor

Small landing with storage cupboard, leading to the top floor bedroom.

### Bedroom 1

12'2" x 8'5" (3.72 x 2.57)

Two skylight windows, and radiator.

### En-Suite Shower Room

6'7" x 8'4" (2.00 x 2.54)

Skylight window, recessed lighting, storage cupboard, and fitted with a three piece suite including a larger style shower cubicle.

### External

There is a driveway to the front for private parking, and to the rear, there is a fenced garden, with a raised decked patio, "astro" 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>

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

Three- Good outdoor, variable 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:

Surface water: Very low.

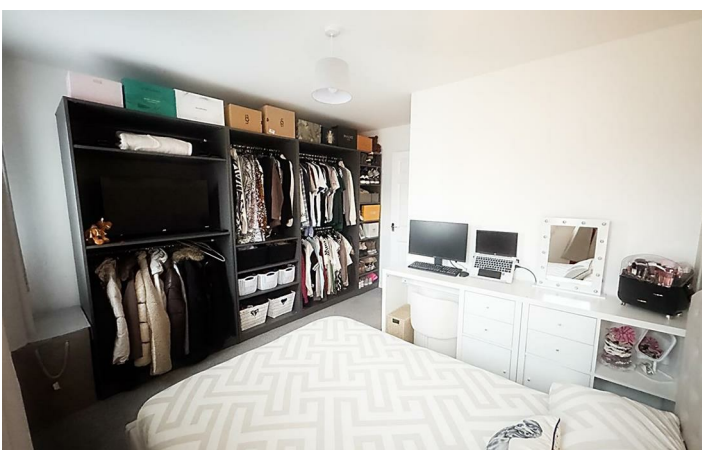
Rivers and the sea: Very low.

#### CONSTRUCTION:

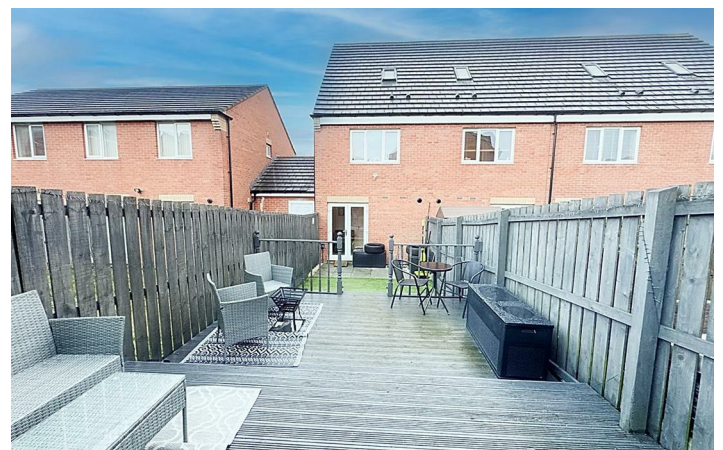
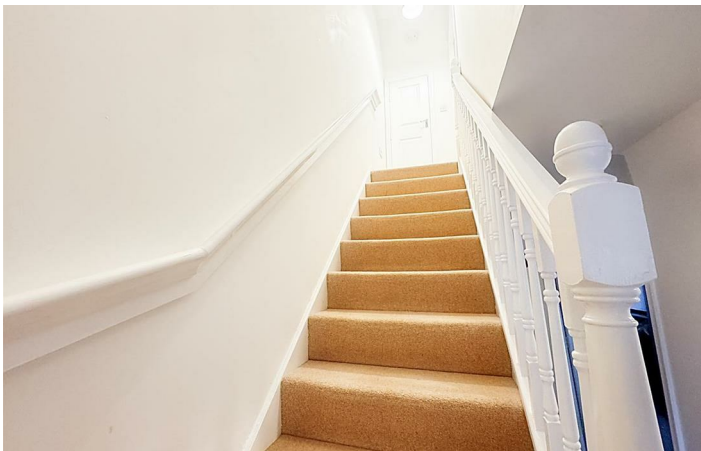
Traditional

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

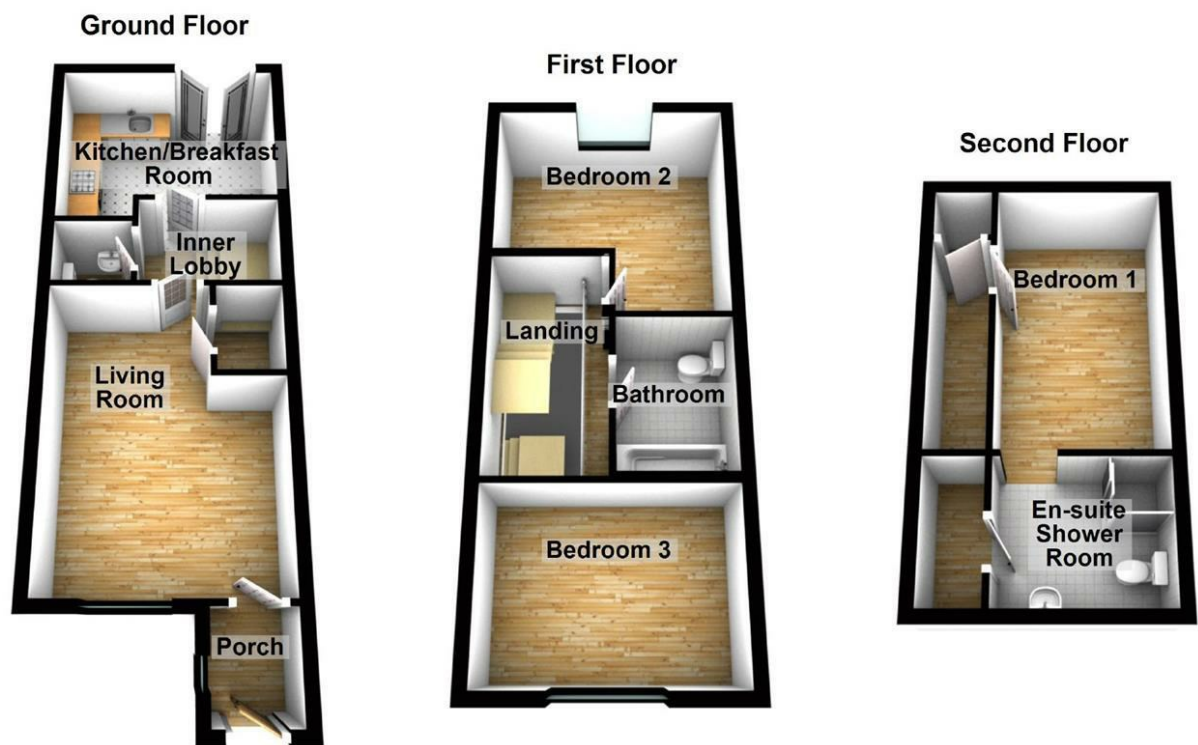








Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	