

17 Monmouth Gardens Howdon, Wallsend, NE28 0DN

** 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. **

** CHAIN FREE ** THREE BEDROOM SEMI DETACHED HOUSE ** SUBSTANTIAL REAR GARDEN **

** GREAT FIRST TIME BUY ** SPACIOUS LOUNGE/DINING AREA ** FREEHOLD **

** POTENTIAL TO EXTEND - SUBJECT TO PLANNING PERMISSION ** CLOSE TO SCHOOLS **

** EXCELLENT TRANSPORT & MAJOR ROAD LINKS ** COUNCIL TAX BAND A ** EPC RATING D **

Offers Over £155,000



- Three Bedrooms
- Freehold
- Corner Plot
- Generous Sized Rear Garden
- Chain Free
- Close to Local Amenities, Schools and Major Road Links

- Council Tax Band A

- Energy Rating D

Entrance

UPVC door into hallway

Bedroom 1

12'5" x 11'5" (3.80 x 3.48)

Double glazed window, radiator

building. This means there may be differences between the coverage prediction and your experience.

Hallway

Double glazed window, laminate flooring, radiator, access to kitchen, lounge and stairs to first floor.

Bedroom 2

12'7" x 9'3" (3.84 x 2.83)

Double glazed window, radiator

EE-Logo-2012

Section 1 Title

Good outdoor and in-home

O2-Logo

Section 2 Title

Good outdoor and in-home

Three-UK-logo

Section 3 Title

Good outdoor and in-home

Vodafone_Logo

Section 4 Title

Good outdoor and in-home

Lounge

13'9" x 12'5" (4.20 x 3.79)

Double glazed window, radiator, open plan into dining area.

Bedroom 3

8'8" x 7'9" (2.65 x 2.37)

Double glazed window, radiator

Bathroom

8'0" x 7'5" (2.46 x 2.27)

Two double glazed window, radiator, WC, hand was basin set in vanity unity, bath with overhead shower, storage cupboard and laminate flooring.

Dining Room

9'2" x 8'2" (2.80 x 2.49)

Double glazed window, radiator access to kitchen

Kitchen

11'8" x 9'1" (3.58 x 2.78)

Double glazed window, radiator, UPVC door with access to outhouse. Fitted with range of wall and base units with complimentary countertops, sink, built in hob with overhead extractor fan, built in oven, plumbed for washing machine, laminate flooring.

External

To the front there is block paving and side gate with access to rear garden. To the rear there is a generous sized garden with decking and patio area, lawn and fenced perimeter.

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.

Outhouse

9'0" max x 8'7" (2.75 max x 2.64)

Access to rear garden

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>

CONSTRUCTION:

Traditional - Non Standard Construction.

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

Stairs to First Floor

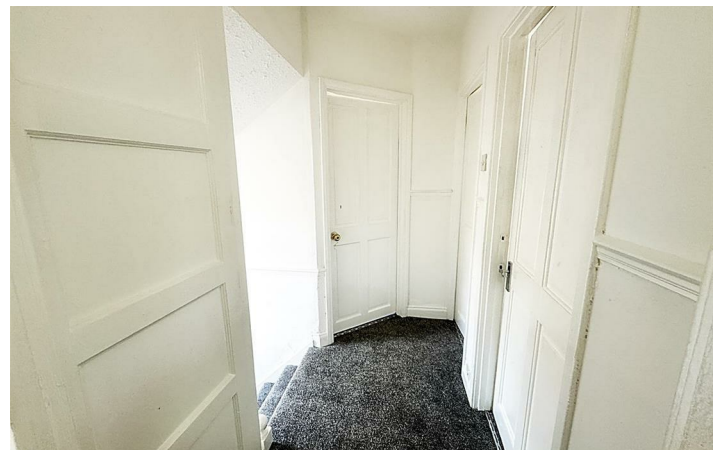
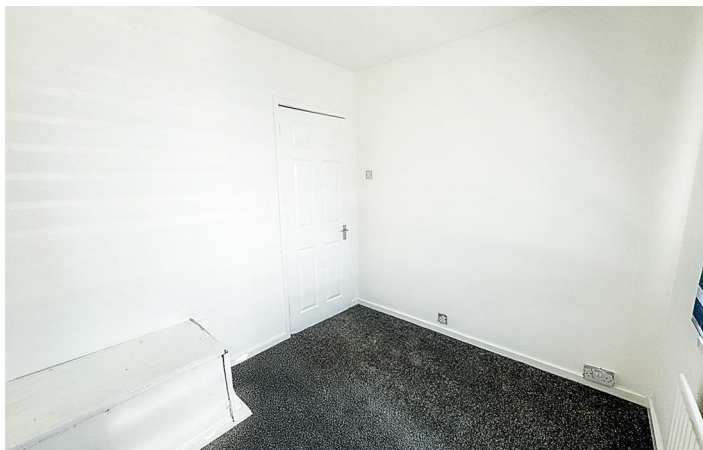
Double glazed window, leading too...

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

Landing

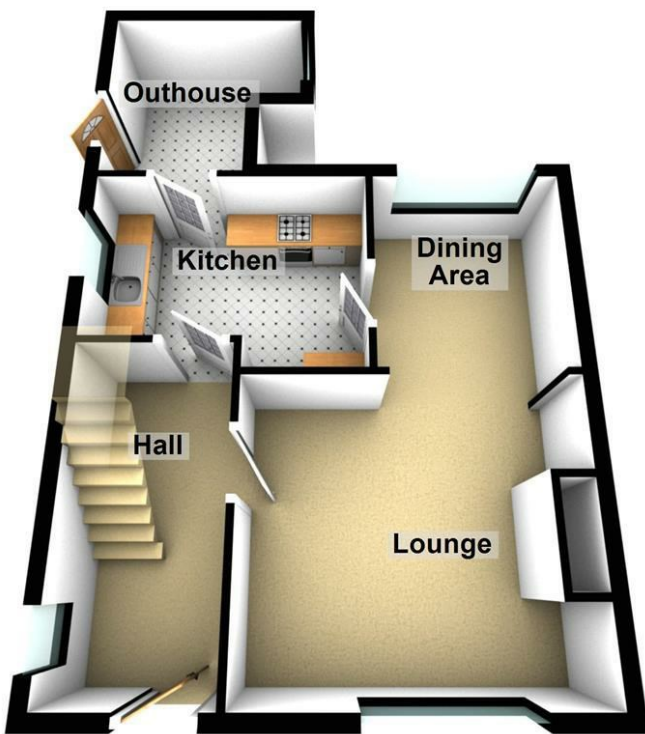
Loft access, storage cupboard, access to bathroom and bedrooms.





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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	