

4 Eversley Place, Rosehill



Price £99,950

Offered with the benefit of NO ONWARD CHAIN and nicely situated in a CUL- DE-SAC LOCATION is this FREEHOLD terraced dutch bungalow which is conveniently placed for reach of local amenities, there are good schools nearby and road links to the A1058 Coast Road.

The property benefits from a pleasant lounge which is open plan leading to a decent sized KITCHEN/DINER, two bedrooms and a recently REFURBISHED bathroom. There is a low maintenance garden to the front of the property and to the rear a GOOD SIZED SOUTH FACING GARDEN. The property would make for an ideal first time purchase. Freehold, Council Tax Band A and energy rating E.

To arrange a viewing please call Next2buy on 0191 2953322.

The Property Comprises

Entrance Hallway

UPVc door into entrance lobby.

Lounge

11'5" x 11'7" (3.48 x 3.53) UPVc double glazed window, and radiator.
Open plan to kitchen/diner



Kitchen/Diner

8'7" x 14'8" (2.61 x 4.46) Upvc double glazed window and patio doors leading to rear garden. Fitted with a range of wall and floor units with worktops over, sink unit, electric oven, gas hob with extractor hood over.



Bedroom 1

13'3" x 9'6" (4.04 x 2.90) Upvc double glazed window to the front aspect, gas central heating radiator.



Bedroom 2

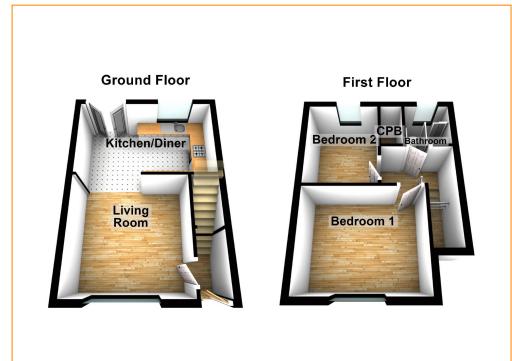
9'10" x 7'3" (3.00 x 2.21) Upvc double glazed window to the rear aspect, gas central heating radiator.

**Bathroom**

6'8" x 5'7" (2.03m x 1.69m) Upvc double glazed window, toilet, wash hand basin with vanity unit, walk in shower, heated towel rail, part tiled walls.

**External**

There is a low maintenance gravel garden to the front of the property and to the rear a good sized south facing garden with a decked area.

FLOOR PLANS

These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating	
				Current	Potential
Very energy efficient - lower running costs (92-100)	A			A	
(81-91)	B			B	
(69-80)	C			C	
(55-68)	D			D	
(39-54)	E			E	
(21-38)	F			F	
(1-20)	G			G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		EU Directive 2002/91/EC	

VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours:

Monday 9am - 6pm
Tuesday 9am - 6pm
Wednesday 9am - 6pm
Thursday 9am - 6pm
Friday 9am - 6pm
Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.next2buy.com

136/138 station road
wallsend, NE28 8QT

tel: 0191 295 3322