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£ 140,000

23 Coniston Road, Howdon, Tyne and Wear

Located on Coniston Road this 4 bedroom semi-detached house would be perfect for first time buyer or a family. A delightful spacious house which needs to be viewed internally to be fully appreciated. The property is fully double glazed and benefits from gas central heating.

On the ground floor there is an excellent sized living area and a galley style kitchen, which gives access to the garage via a patio door.

On the first floor there is 4 well-proportioned bedrooms, 3 double sized and 1 single. In addition there is a family bathroom consisting of a bath with overhead shower, low-level toilet and wash basin.

To finish off the property there is a loft which has been boarded out and has electric windows to allow in the natural light.

Externally there is an enclosed garden to the rear which is of a good size and contains a shed, and access via the garage. The front has a small lawn and parking space.

We understand that this property is freehold. It is also located amongst various shops and bus routes.

Newcastle City Centre ... 5.3 Mile

Whitley Bay ... 5.3 Mile

St Aiden's Primary School ... 0.2 Mile

Silverdale School ... 0.3 Mile

RVI Hospital ... 6.0 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.



23 Coniston Road, Howdon, Tyne and Wear

ENTRANCE HALL 3.28m x 1.8m (10' 9'' x 5' 11'')

The hall has entry via a upvc door. With laminate flooring, radiator and socket points. There is also a dado rail feature and understairs cupboard.

LOUNGE 4.22m x 3.96m (13' 10'' x 13' 0'')

The living room is laminate throughout, with a gas fire and surround. There is tv and socket points as well as cornice.



KITCHEN 4.98m x 2.46m (16' 4'' x 8' 1'')

The kitchen has vinyl flooring. It is complete with round edge worktops, wall & base units, inset sink with mixer taps, a built in oven and hob and plumbed for an automatic washer.

There is gas, electric and socket points throughout. a patio door leads into the garage.



FIRST FLOOR 3.79m x 0.84m (12' 5'' x 2' 9'')

The landing is complete with carpet, a boiler cupboard and dado rail.

MASTER BEDROOM 4.39m x 2.72m (14' 5'' x 8' 11'')

This bedroom is to the front of the property, it has laminate flooring, built in wardrobes, cornice, radiator, storage cupboard, socket and tv points



BEDROOM 2 3.35m x 3.18m (11' 0'' x 10' 5'')

Bedroom two is the rear of the property, It is carpeted throughout, there is built in wardrobes radiator and socket points.



BEDROOM 3 2.57m x 2.44m (8' 5'' x 8' 0'')

Bedroom three is also to the rear of the property. It is carpeted with built in units. It also has radiator and socket points.



BEDROOM 4 3.4m x 2.57m (11' 2'' x 8' 5'')

Bedroom four is at the front of the property. It is fully laminated with built in wardrobes. There is a radiator, socket and tv points.



OUTSIDE

The rear garden has side access through the garage, patio and lawn. There is also a shed at the bottom of the garden.



BATHROOM 2.69m x 1.4m (8' 10'' x 4' 7'')

The bathroom has vinyl flooring and fully tiles walls. There is a bath with a overhead shower. Low-level toilet, pedestal hand basin and radiator complete this room.



EPC

EPC Rating - D

Energy performance certificate (EPC)

Certificate contents									
<ul style="list-style-type: none">Rules on letting this propertyEnergy rating and scoreBreakdown of property's energy performanceEnvironmental impact of this propertyChanges you could makeEstimated energy use and potential savingsContacting the assessor and accreditation schemeOther certificates for this property	<table border="1"><tr><td>23 Coniston Road WALSSEND NE28 0ET</td><td>Energy rating D</td></tr><tr><td>Valid until 23 April 2033</td><td>Certificate number 0307-4224-3740-0530-0226</td></tr><tr><td>Property type Semi-detached house</td><td></td></tr><tr><td>Total floor area 87 square metres</td><td></td></tr></table>	23 Coniston Road WALSSEND NE28 0ET	Energy rating D	Valid until 23 April 2033	Certificate number 0307-4224-3740-0530-0226	Property type Semi-detached house		Total floor area 87 square metres	
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Garage 6.02m x 2.95m (19' 9" x 9' 8")

The garage has a UPVC door which leads to the rear garden.



AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.