



# Tynemouth Road Wallsend, NE28 0DZ

Fresh Property Centre are delighted to offer for sale this well presented two bedroom semi detached house, situated on Tynemouth Road, Wallsend. The accommodation comprises; entrance porch, entrance hall, lounge and dining kitchen. To the first floor there are two bedrooms and a bathroom/wc. Externally there are gardens to front and rear. A real feature of this property is the size of the garage, ideal for any motor enthusiast. Early viewing is advised.



## Asking Price £150,000



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**Entrance Porch**

Door to:

**Entrance Hall**

Stairs to first floor and radiator.

**Lounge**

Feature fireplace, dado rail, coving to ceiling, two radiators and double glazed bay window.



**Landing**

Loft access and double glazed window.

**Bedroom One**

Built in cupboard, picture rail, radiator and double glazed bay window.



**Dining Kitchen**

Modern matching base and wall units with work surfaces over, stainless steel sink with drainer and mixer tap, built in oven, four ring gas hob, extractor fan over, two radiators and double glazed windows.



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### Bedroom Two

Picture rail, radiator and double glazed window.



### Bathroom

Three piece bathroom suite comprising: panelled bath with shower over, pedestal hand wash basin and low level WC. Part tiled, built in cupboard housing combi boiler, heated towel rail and frosted double glazed.



### External

#### Front

Pebbled garden with borders and drive leading to:

#### Garage

Garage with workshop area.



#### Rear Garden

Lawned area, paved area, shrubs, borders and access to front.



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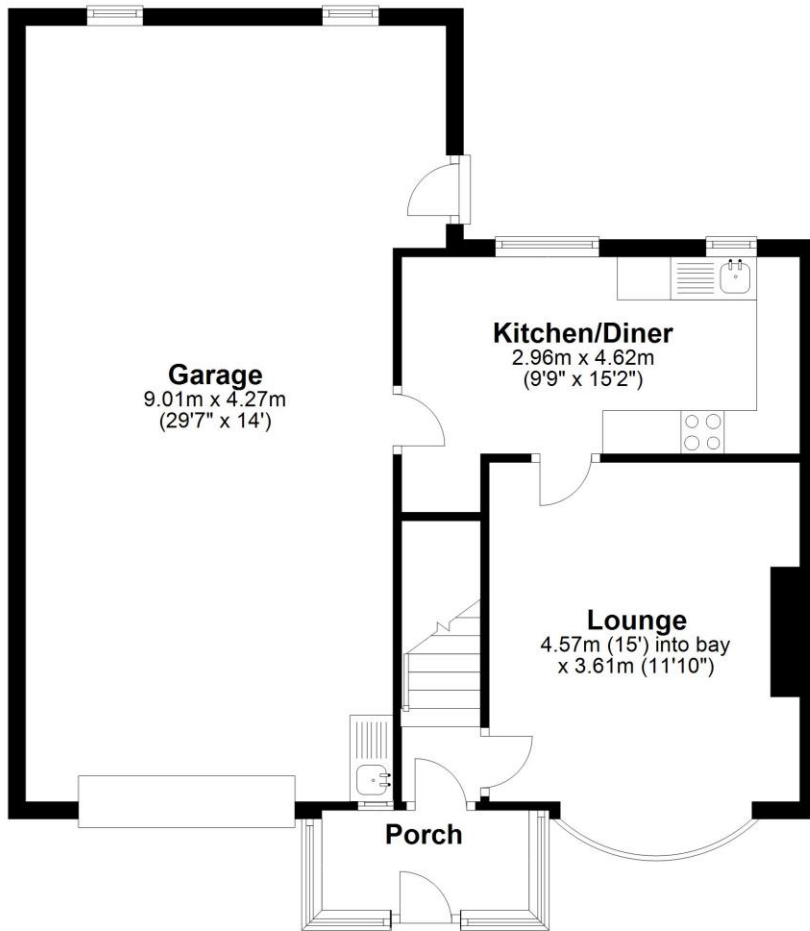
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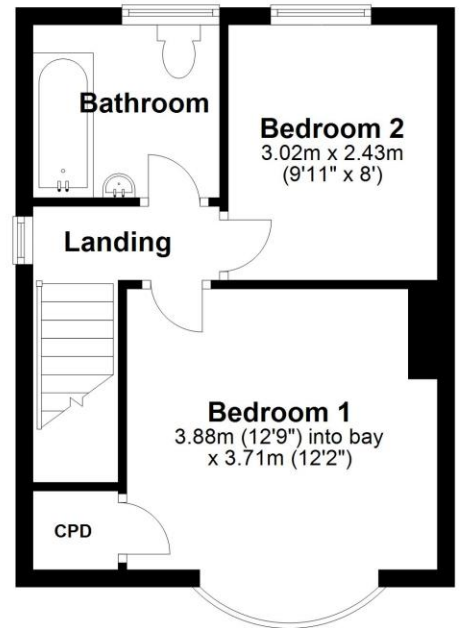
## Ground Floor

Approx. 73.0 sq. metres (785.6 sq. feet)



## First Floor

Approx. 30.5 sq. metres (327.9 sq. feet)



Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

The floor plan is for illustrative purposes and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequential loss arising from the use of this plan.

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