

## 28 The Crescent, Wallsend



### Offers in the region of £185,000

Very nicely situated on THE CRESCENT an enviable location within Wallsend is this semi-detached house which has three bedrooms as well as an annex. The home has been EXTENDED to the rear and offers spacious living accommodation that is being sold CHAIN FREE.

The property would be ideal for someone who may need additional space for visiting relatives or EXTRA SPACE TO WORK FROM HOME and it benefits from having a NEW BOILER which was installed in November 2019.

To the ground floor there is an entrance porch, hallway, lounge and a spacious kitchen/dining room which has a lovely WOOD BURNING STOVE FIRE. To the first floor there are three bedrooms and a family bathroom. The annex is situated at the side of the property and has an EN-SUITE SHOWER ROOM/WC and it can be accessed from the main building. Externally there is space for OFF STREET PARKING to the front and a SOUTHERLY ASPECT GARDEN to the rear. Council tax band C. Energy rating D. Freehold.

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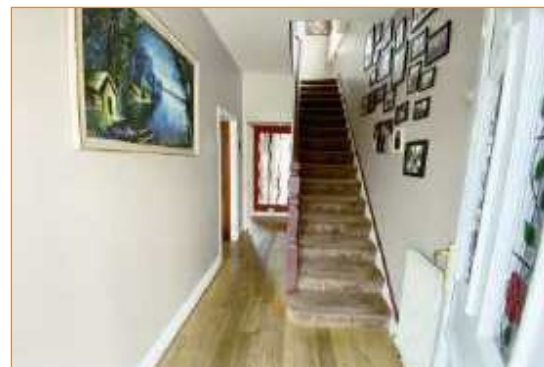
### The Property Comprises

#### Entrance Porch

Double glazed entrance door, wood flooring, double glazed windows, inner door to hallway.

#### Hallway

Wood flooring, stairs to the first floor landing, radiator. Access to the annex. ( limited headroom )



#### Lounge

12'5" x 11'11" (3.78 x 3.63) Double glazed bay window, feature fireplace with living flame effect gs fire, picture rail, coving to ceiling, radiator.



### Dining Area

12'6" x 12'5" (3.82 x 3.78) Fireplace with wood burning stove fire, double glazed French doors leading out to the rear garden, vertical radiator, wood flooring. Open to kitchen area.



### Kitchen Area

15'8" x 5'9" (4.77 x 1.75) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, one and a half bowl sink unit. Tiled splashbacks, two double glazed windows.



### Landing

Single glazed leaded glass window, access to the loft.



**Bedroom 1**

12'6" x 10'3" into robe (3.81 x 3.13 into robe) Built-in sliding door wardrobes, double glazed window, radiator.



**Bedroom 2**

12'0" x 10'4" (3.65 x 3.14) Double glazed window, radiator.



**Bedroom 3**

8'8" x 8'0" (2.65 x 2.45) Double glazed window, radiator.



**Bathroom**

7'11" x 5'10" (2.42 x 1.79) Fitted with a three piece suite comprising; bath with shower over, low level WC and wash hand basin with built under storage. Part tiled walls, double glazed window, radiator.



**Annex**

11'6" x 13'11" max angular (3.50 x 4.23 max angular) The annex was previously a large garage which has been converted to provide additional living space, ideal for visiting guests or it could be used as a work place. There is an en-suite shower room / WC and there is also access to the front and rear gardens.



**External**

Externally the front is block paved providing space for off street parking. There is a southerly aspect garden to the rear which is mostly laid to lawn together with a patio area and a fenced perimeter.



**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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(65-80) <b>C</b>			
(55-68) <b>D</b>				(52-64) <b>D</b>			
(39-54) <b>E</b>				(33-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>				<b>England &amp; Wales</b>			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
		67	80			65	79

**VIEWING ARRANGEMENTS**

To arrange a viewing, please call 0191 2953322 or e-mail us; [info@next2buy.com](mailto: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**

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