

2 The Acres, Wallsend



Offers around £325,000

An OUTSTANDING family home! Tucked away and not overlooked, this larger style DETACHED house occupies one the largest plots on the development and offers STYLISH and CONTEMPORARY accommodation (originally the SHOW HOME) , tastefully decorated and ready to move into.

The ground floor has an attractive living room, a separate dining room, a study, cloakroom and a superb kitchen and breakfasting room. Upstairs there are four DOUBLE bedrooms and a family bathroom. The master bedroom has a DRESSING ROOM, and an en-suite shower room. Bedroom two also has en-suite facilities. There is a detached DOUBLE GARAGE, and parking for at least three vehicles.

The Acres is conveniently located for access to major road links; Coast Road, A19, Silverlink and Cobalt, and Richardson Dees Park, Hall Grounds and The Green are all a short walk away. For those with children, there are OFSTED rated "Good" and "Outstanding" schools locally, and a small play park behind the rear garden.

Energy Rating B. Lease - 125 years from 2010. Call next2buy Ltd to arrange a viewing - 0191 2953322.

136/138 station road
wallsend, NE28 8QT
www.next2buy.com
info@next2buy.com

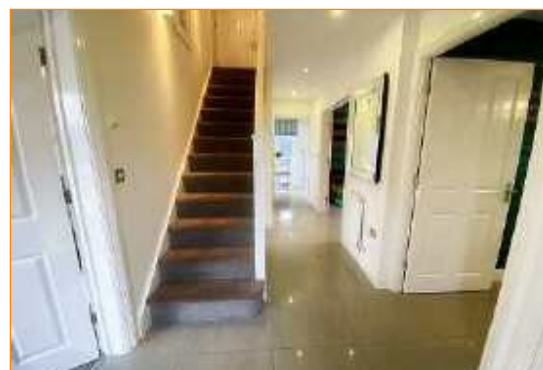
tel: 0191 295 3322
fax: 0191 295 3344



The Property Comprises

Entrance Hallway

Glazed door into the entrance Hallway - Tiled flooring and access to all of the ground floor rooms.



Cloakroom

5'9" x 3'1" (1.76 x 0.94) Tiled flooring, heated towel rail and fitted with a two piece suite.



Living Room

19'7" x 11'3" (5.97 x 3.43) A lovely room with French doors to the rear garden and a full length picture window to the front, two upstanding radiators, and recessed lighting.



Additional Image



Study

8'8" x 9'5" (2.64 x 2.88) Two UPVc double glazed windows, front and side, and a radiator. There is a built in desk unit and storage.



Dining Room

10'8" x 9'5" (3.25 x 2.88) Double doors from the Hallway open up into this room; UPVc double glazed window, radiator, and tiled flooring.



Kitchen & Dining Room

The heart of the house! A spacious room with a dining area to one side and a kitchen to the other. There are two sets of French doors to the garden, side and rear, and another full length window in the kitchen. There is tiled flooring, radiator and recessed lighting. The kitchen is fitted with a comprehensive range of floor and wall units, counters, sink and integrated appliances; fridge, freezer, washer/drier, dishwasher, gas hob and an electric oven.



Additional Image



Stairs to First Floor

Landing with loft access, and a storage cupboard, leading to...

Master Bedroom

Full length picture window to the front, radiator, recessed lighting, and a feature mirrored wall and a fabric headboard wall panel.



Dressing Room

8'0" x 7'2" including wardrobes (2.45 x 2.19 including wardrobes) UPVc double glazed window, radiator and recessed lighting. There are fitted wardrobes to both sides.



En-Suite Shower Room

8'0" x 4'7" (2.45 x 1.39) Part tiled walls and tiled flooring, heated towel rail, and recessed lighting. Fitted with a white suite including a larger sized shower cubicle, and a mirrored wall.



Bedroom 2

12'1" x 10'11" (3.69 x 3.32) UPVc double glazed window, and radiator. There is a feature wall with fabric headboard wall panel.



En-Suite Shower Room

9'9" x 5'9" (2.98 x 1.74) Two UPVc double glazed windows, heated towel rail, recessed lighting, tiled floor and part tiled walls. Fitted with three piece suite including a larger sized shower cubicle, and a mirrored wall.



Bedroom 3

10'8" x 10'4" (3.26 x 3.14) UPVc double glazed window, and radiator.



Bedroom 4

11'4" x 8'4" (3.45 x 2.53) UPVc double glazed window, and radiator. Feature wall with a mirrored panel.



Family Bathroom

7'7" x 8'6" (2.32 x 2.58) UPVc double glazed window, heated towel rail, part tiled walls and tiled flooring. Fitted with a white three piece suite, and a mirrored wall.



Gardens

The house occupies one of the largest plots on the development and lawns wrap around the house, front, rear and side. The garden is fenced and the rear overlooks a small play park.



Additional Image

Garage & Drive

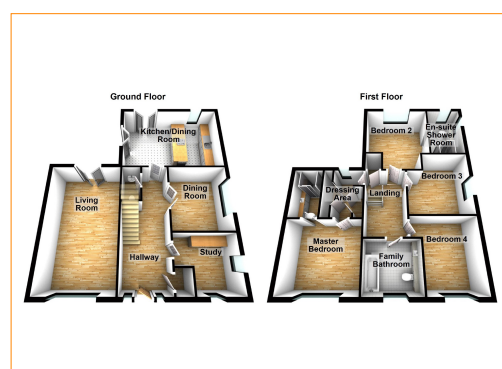
There is a double garage, detached from the house, at the side. There is parking for at least three vehicles here too.



Leasehold Information

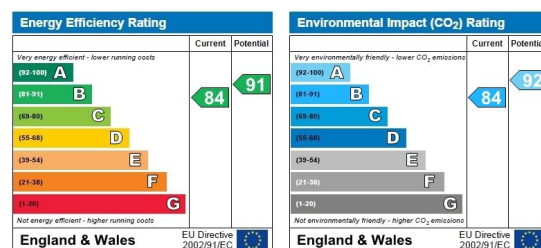
The house has a 125 year lease, from 2010, and there is currently a ground rent of £167.35 per annum.

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



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