


SIGNATURE

NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Kings Road North, Wallsend NE28 9HT

Kings Road North, Wallsend NE28 9HT

Offers In The Region Of £199,950

Signature North East are delighted to offer to the sales market this immaculate four-bedroom family home.

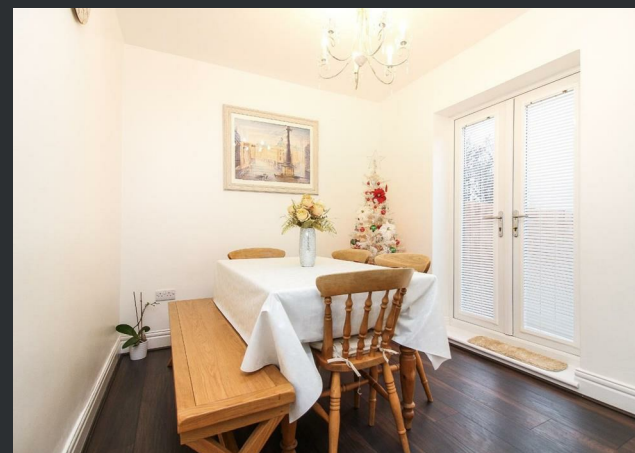
Located on the popular Kings Road North this property is ideally located for an easy commute to Newcastle City Centre and the beautiful Whitley Bay Coastline. Surrounded by some excellent schools, shops and local parks this property has a lot to offer those wishing to purchase in the area.

Internally the generous accommodation on offer begins in a secure entrance porch leading to the hallway which provides access throughout the ground floor and up to the first-floor landing. To the living room is stylish decor, alcove storage and a large bay window, illuminating the room with daylight. To the rear of the property is the well-presented kitchen with a range of fitted units and an opening in the wall, leading to the dining area, and further onto the garden via patio doors. From the kitchen is also access to the utility and garage.

To the first floor, there are four excellently proportioned bedrooms, a newly fitted sage green bathroom with stunning panelling and a fully-tiled unused shower room.

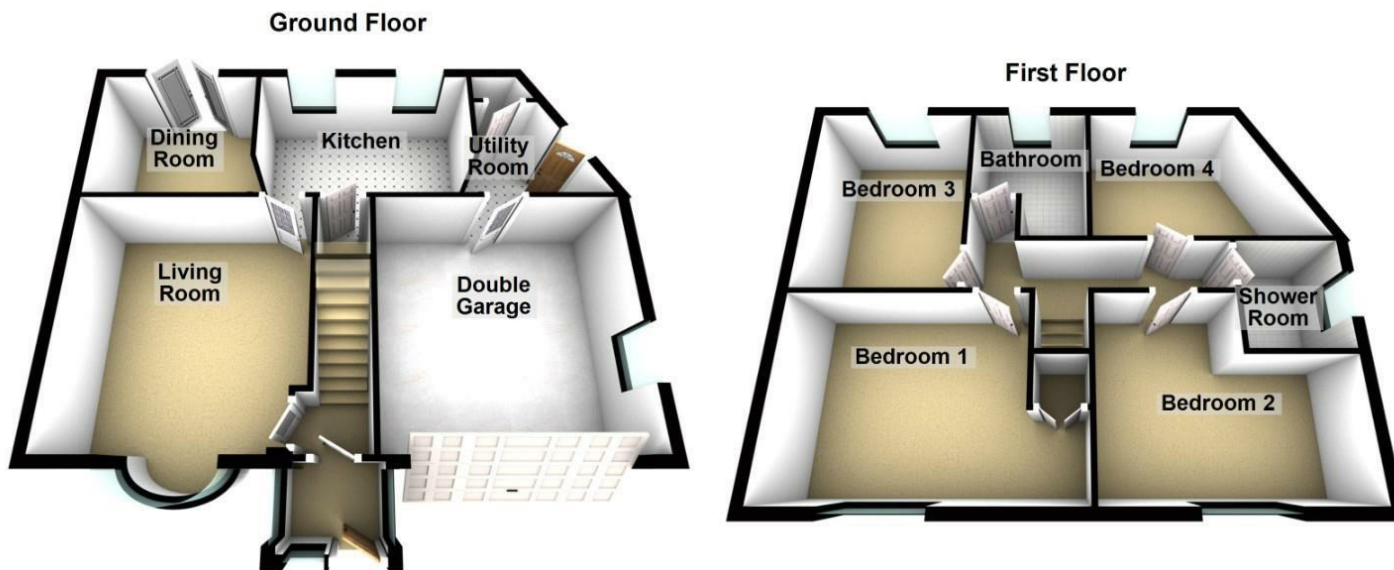
The property externally has recently had a full house render (15-year Guarantee), a new external wall, fencing and a new resin drive for secure off-street parking for more than one vehicle. There is also a double garage with secure roller door. To the rear is a lovely garden mainly laid to lawn with a shed, ample room for outdoor furniture and children's toys.

This property is a splendid example of a home in this convenient location, the current owners have updated and maintained it to a very high standard internally and externally. We advise an early inspection to avoid disappointment and to truly appreciate the space on offer.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
17'1" x 13'1"

Dining Room
9'4" x 8'4"

Kitchen
12'10" x 8'3"

Utility Room
7'0" x 6'10"

Bedroom One
16'7" x 11'0"

Bedroom Two
13'7" x 10'9"

Bedroom Three
11'8" x 9'3"

Bedroom Four
12'4" x 8'6"

Bathroom
8'7" x 6'11"

Shower Room
6'2" x 5'8"

Double Garage
14'1" x 13'9"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





More 5 Star Customer Reviews than any other Agent based in the North East on allAgents.co.uk



SALES

LETTINGS

FINANCE

LAW

WE COVER THE WHOLE OF THE NORTH EAST

Whitley Bay
0191 251 3344

Cramlington
01670 897 213

Tynemouth
0191 296 6689

Morpeth
01670 513 966

Ponteland
01661 820 082

Wallsend
0191 432 4151

Alnwick
01665 511 800

Heaton
0191 432 4275

Forest Hall
0191 266 9966

Other locations
0191 640 3523

Newcastle
0191 640 2284

Durham
0191 303 8252

Gosforth
0191 640 3523

Sunderland
0191 543 6390

Whickham
0191 432 5102

Gateshead
0191 432 4294

Jesmond
0191 281 1037

Killingworth
0191 640 3602

Ryton
0191 413 9845

Head Office &
Lettings
0191 253 4815

*Highest recommended 5-star reviews than any other Estate Agent based in the North East on allAgents.co.uk - The UK's Largest Customer Review Website for the Property Industry & Awarded Best Estate Agency 2018 & 2019 - North East England by SME News