



### 3 bed detached house to buy in

Boscombe Drive, Wallsend, Tyne and Wear, NE28 9DP

**£265,000** Offers Over

x3 x1 x1

Tenure

**Freehold**

Driveway & Garage parking

### Property features

- ✓ Three Bedrooms
- ✓ Detached House
- ✓ Desirable Location
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this well presented three bedroom detached house situated within this favoured residential development. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall, lounge/diner, modern fitted kitchen leading to the utility room with a good range of wall and base units, complimenting work surfaces, built in five burner gas hob, integrated electric oven and grill, dark grey composite one and a half sink with mixer tap, tiled splashback, space for appliances, three UPVC double glazed windows and radiator. To the first floor three bedrooms and family bathroom/WC.

Externally to the front is a driveway leading to the garage providing off street parking and to the rear is a private garden mainly laid to lawn with paved patio area, decked area and fenced boundaries.

The property benefits from garage with electric roller shutter door, gas central heating and UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2a2cc>

Please contact the Wallsend Branch to arrange a viewing or for further information.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £265,000

Property Type: Detached House

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge/diner, kitchen and stairs to the first floor.

## Lounge/Diner

*7.60m x 3.01m (24'11" x 9'10")*

24ft lounge/diner with UPVC double glazed walk in bay window to the front, UPVC double glazed French doors to the rear, media wall with built in shelving, tiled flooring and two radiators.



## Kitchen

*5.14m x 2.97m (16'10" x 9'8")*

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in five burner gas hob, integrated electric oven and grill, dark grey composite one and a half sink with mixer tap, tiled splashback, space for appliances, three UPVC double glazed windows and radiator.



## Utility Area

With a good range of wall and base units, complimenting work surfaces, plumbed for washing machine, space for tumble dryer, door to the garage and UPVC double glazed French doors leading to the rear garden.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Master Bedroom

3.33m x 3.23m (10'11" x 10'7")

UPVC double glazed window to the front, fitted wardrobes with sliding doors and radiator.



## Bedroom Two

3.19m x 2.76m (10'5" x 9'0")

UPVC double glazed window to the rear and radiator.



## Bedroom Three

2.65m x 2.29m (8'8" x 7'6")

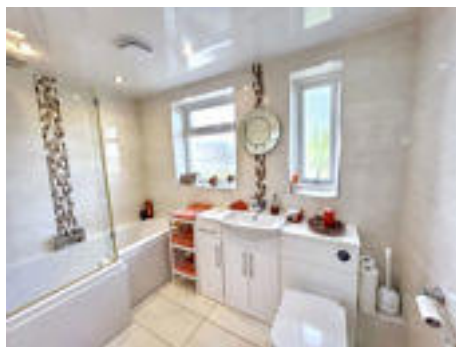
UPVC double glazed window to the front, fitted wardrobe and radiator.



## Bathroom/WC

2.74m x 1.66m (8'11" x 5'5")

White three piece bathroom suite comprising; L shaped bath with shower over and glass screen, hand wash basin and low level WC built into vanity, tiled walls, tiled flooring, two UPVC double glazed windows and heated towel rail.

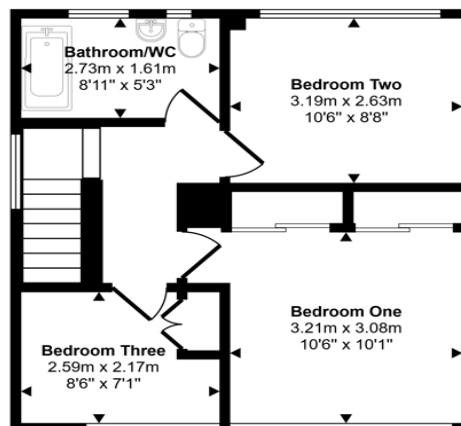
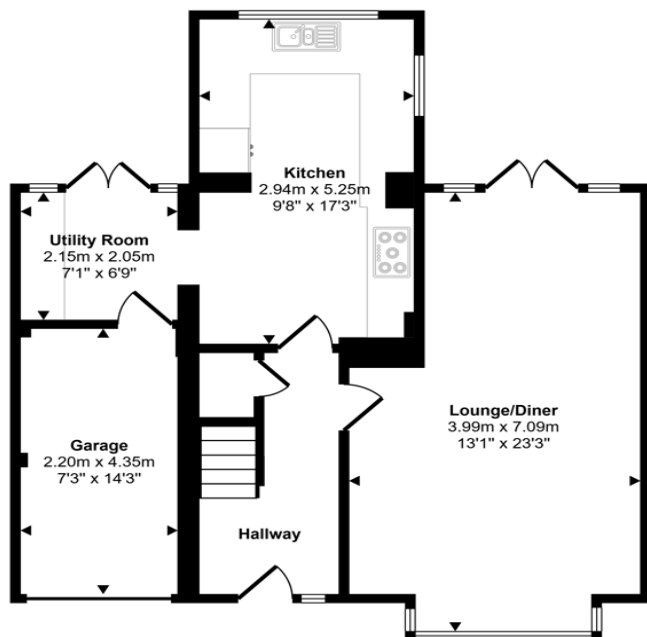


## Rear Garden

Private rear garden mainly laid to lawn with paved patio area, decked area, access to the front and fenced boundaries.



Approx Gross Internal Area  
105 sq m / 1127 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			82
(69-80) <b>C</b>		69	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**White Rose House, Thurston Road, Northallerton, North Yorkshire, DL6 2NA,**

<https://www.alignsurveyors.co.uk/>

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