

MOVING HOMES

SALES & LETTINGS



Offers Over £250,000

The Acres, Wallsend Offers Over £250,000

This delightful family home is situated in a sought-after position on the popular 'Acres' development in Wallsend. Close to major transport links to access both North & South of the region, the City of Newcastle upon Tyne as well as the nearby town centre with its local shops, schools, parks, leisure facilities and Richardson Dees Park and Hall Grounds.

Briefly comprises of: -entrance hallway opening into living room with large full-length window allowing the light to flood in and following through into the open plan dining area with stairs leading to first floor and French doors opening out onto the rear garden. The kitchen area has a wide range of white cabinets, complementing work tops, range style cooker space, integrated fridge freezer and dishwasher. There is also a utility room with laundry facilities and wc, perfect for a growing family. To the first floor there are three well-proportioned bedrooms, with master benefiting from en-suite facilities. There is also a family bathroom, complete with white suite and partially tiled walls for ease of use. Externally is a generous enclosed lawned garden to the rear, which is fenced to three sides, and has a paved patio seating area. There is also an open plan lawned garden to the front, with single garage and off-street parking.

EPC Rating to follow Council Tax Band - D £2,112.34 pa

Tenure – The agent understands the property to be leasehold with 125 years from 2010 with a ground rent of circa £150 per annum. However, this should be confirmed with a licensed legal representative.

This property commands an internal inspection to appreciate what it has to offer.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website movinghomesuk.com. We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

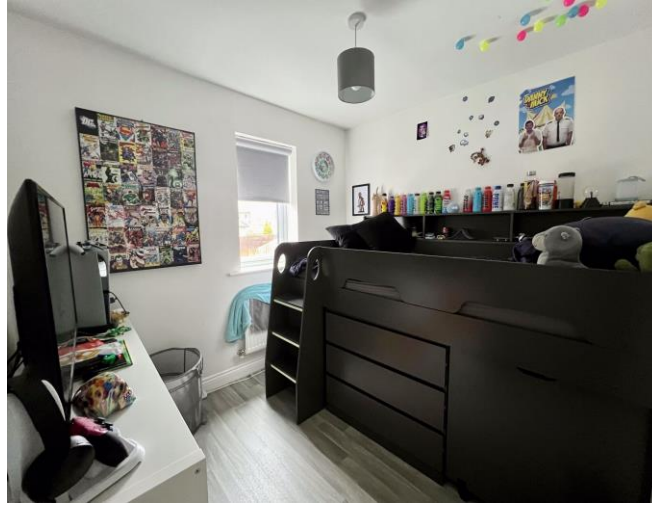


Ground Floor



First Floor





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