



Low Gardens, Wallsend

Asking Price £126,000

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RICHARDSONS 



Low Gardens Wallsend, NE28 9FB

- THREE BEDROOM
- STYLISH KITCHEN
- PRIVATE PARKING
- CLOSE TO CITY
- SPACIOUS THREE STORY LIVING
- FAMILY BATHROOM
- GREAT LOCATION
- EPC RATING B



Asking Price £126,000



Rare to the market is this delightful 3 bedroom townhouse style property, situated in a sought after position on the popular East Benton Rise 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, school and other amenities.

The house also benefits from gas central heating, double glazing and the remainder of the NHBC warranty.

* The price advertised is the Discounted Market Value Price. Buyers must be eligible.



Description

Briefly comprising of: Hallway with stairs leading to first floor. Door leading to lounge and kitchen.

The lounge is situated to the front of the property and features a beautiful gas fire making this a welcoming living space.

The kitchen diner is to the rear of the property with doors leading to the garden. There is a wide range of high gloss wall and base units with complementing work surfaces, one and a half bowl sink with mixer tap, four ring gas hob with under bench single oven, integrated fridge freezer and dishwasher.

Upstairs there are 3 good sized double bedrooms. There is a family bathroom with white three piece suite, including a shower above the bath with large screen, and partial tiling to main wall.

The good sized rooms plus large family bathroom, downstairs WC and three storage cupboards mean this home is as practical as it is stylish.

Externally there is a driveway parking and a private garden to the rear.

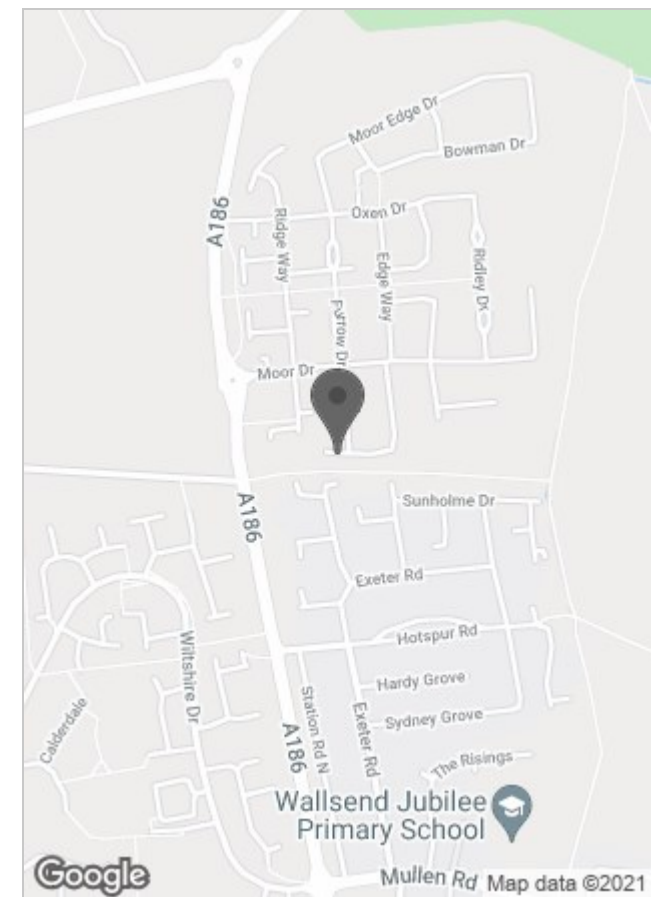
This property requires an internal viewing to truly appreciate the accommodation being offered. To secure a viewing in the first instance please contact Richardsons or visit our website.

** This property is sold as a Discount Open Market Value Home. Buyers must be eligible. Criteria is as follows:
The household cannot afford to buy a home on the open market (household income is less than £35,000) and either:

- Living in North Tyneside (minimum of 3 years) or
- Working in North Tyneside (minimum of 3 years) or
- Other special circumstances

| | |
|----------------------------|---------------------------------|
| Living Room | 14'11" x 11'10" (4.57m x 3.62m) |
| Kitchen/Dining Room | 11'10" x 8'10" (3.62m x 2.71m) |
| Bedroom 2 | 11'10" x 10'5" (3.62m x 3.19m) |
| Bedroom 3 | 11'10" x 8'10" (3.62m x 2.71m) |
| Bedroom 1 | 19'4" x 8'5" (5.90m x 2.59m) |





| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82 plus) A | | 94 |
| (81-91) B | 82 | |
| (69-80) C | | |
| (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 | |

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.