



## 3 bed semi-detached house to buy in NE28

Valley Gardens, Wallsend, Tyne and Wear, NE28 7HB

**£235,000** Offers Over

🏠 x3 🚗 x2 🚻 x2

Tenure  
**Freehold**

Driveway parking

## Property features

- ✓ EPC C
- ✓ Council Tax Band B
- ✓ Recently Renovated
- ✓ No Onward Chain
- ✓ EPC Rating C

## Key Information

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

## Description

We are pleased to present a recently renovated, charming three-bedroom semi-detached house, in the sought-after location of Wallsend. This property is a brilliant home promoting a comfortable and functional lifestyle that will appeal to a wide range of purchasers.

The freshly modernised interiors are at once warm, inviting and thoughtfully designed. Across its two storeys, you'll find two generous reception rooms making it an ideal space for relaxation and entertaining guests. This house benefits from two fully-fitted, sleek bathrooms, offering both a bath and shower facilities.

The property holds three well-appointed bedrooms, each bathed in natural light, making them ideal for the growing family, or for setting up that home office space you've been thinking about.

The heart of the home is the inviting kitchen/diner space, coming complete with a range of base and wall units along with fully integrated appliances, leading to the separate utility room and rear gardens.

The house scores a solid 'C' on the Energy Performance Certificate, suggesting reasonable running costs, and falls under the council tax band B which is a bonus for budget-conscious individuals.

Outside, there is ample green space for your enjoyment during the warmer months. Plus, you will have the convenience of off-street parking with a double driveway, perfect for busy families.

Being located in Wallsend is a real treat with its close proximity to numerous local amenities including schools, shops, parks and transport links.

This residency is suitable for buyers looking for a home that blends modern living and comfort. An impressive property in a great location that shouldn't be missed.

Contact us at Pattinson Estate Agents for more information and secure a viewing. The listing is sure to attract significant interest.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £235,000

Property Type: Semi-detached house

Parking: Driveway

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

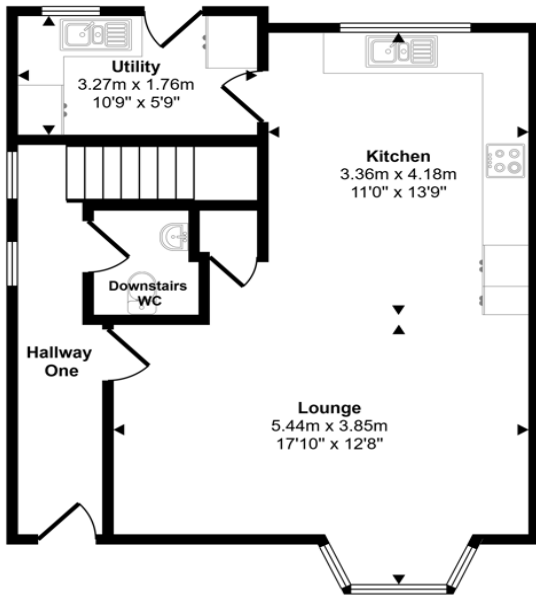
Water: Direct mains water

Sewerage: Standard UK domestic

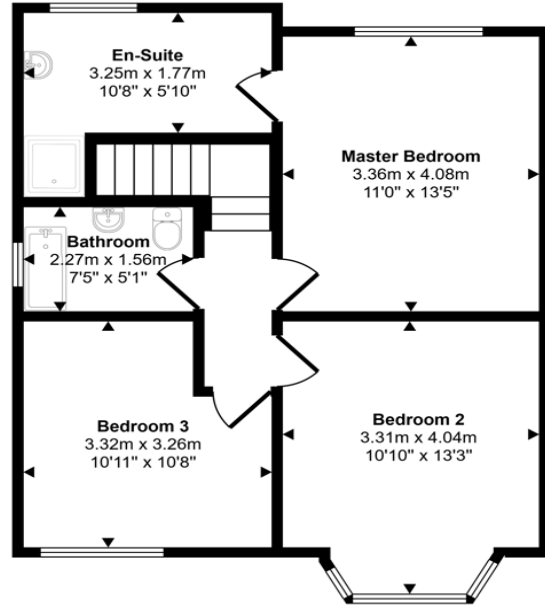
Air conditioning: No

Mobile signal coverage: Good

Approx Gross Internal Area  
106 sq m / 1137 sq ft



Ground Floor  
Approx 52 sq m / 563 sq ft



First Floor  
Approx 53 sq m / 574 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>		84
(69-80) <b>C</b>	74	
(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:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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