

BRUNTON

RESIDENTIAL



CAROLINE GARDENS, WALLSEND, NE28

Offers Over £195,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Three Bedroom Semi-Detached Family Home Boasting a Fantastic 21ft Lounge/Diner with Separate Family Room & Kitchen/Breakfasting Room, Family Bathroom with Three-Piece Suite, Delightful Rear Gardens, Two Off Street Parking Spaces plus Garage!

This great, three bedroom, semi detached family home is ideally located on Caroline gardens, Wallsend. Located just off from Radnor Gardens and Holderness Road, Caroline Gardens is perfectly placed to provide easy access to the Coast Road, offering transport links to the Coast, Newcastle City Centre and beyond.

Caroline Gardens is also positioned close to local schooling as well as the excellent local amenities of Wallsend and benefits from being situated close to the nearby Howdon Park with excellent transport links via Howdon Metro Station also available just a short walk away.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: Entrance porch through to entrance hall with stairs leading to the first floor. To the right hand side of the entrance hall is a great 21ft lounge/diner, with front-to-back dual aspect, feature fireplace and doors leading into the kitchen space. To the rear of the entrance hall is a door providing further access to the kitchen/breakfasting room.

The kitchen/breakfasting room, with its tiled flooring, is fitted with a range of fitted wall and base units as well as some integrated appliances and provides a great, practical space for cooking and entertaining with its seamless flow through to the family room.

To the very rear is the family room, again with tiled flooring, and benefits from 'French' doors leading out to the rear garden as well as access to the utility room with housing for a washer and dryer. From here access is also provided to a useful ground floor WC and integral garage.

The stairs then lead up to the first floor landing which in turn gives access to three bedrooms, two of which are comfortable doubles and a family bathroom with three-piece suite.

Externally, the property enjoys wrought iron gated access through to a large block paved driveway with ample parking for two cars, alongside a beautiful lawned area with planted borders and access to the garage. The rear gardens are well presented with an area laid mainly to lawn alongside a paved seating area and fenced boundaries.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this excellent semi-detached home simply demands an early inspection.



BRUNTON

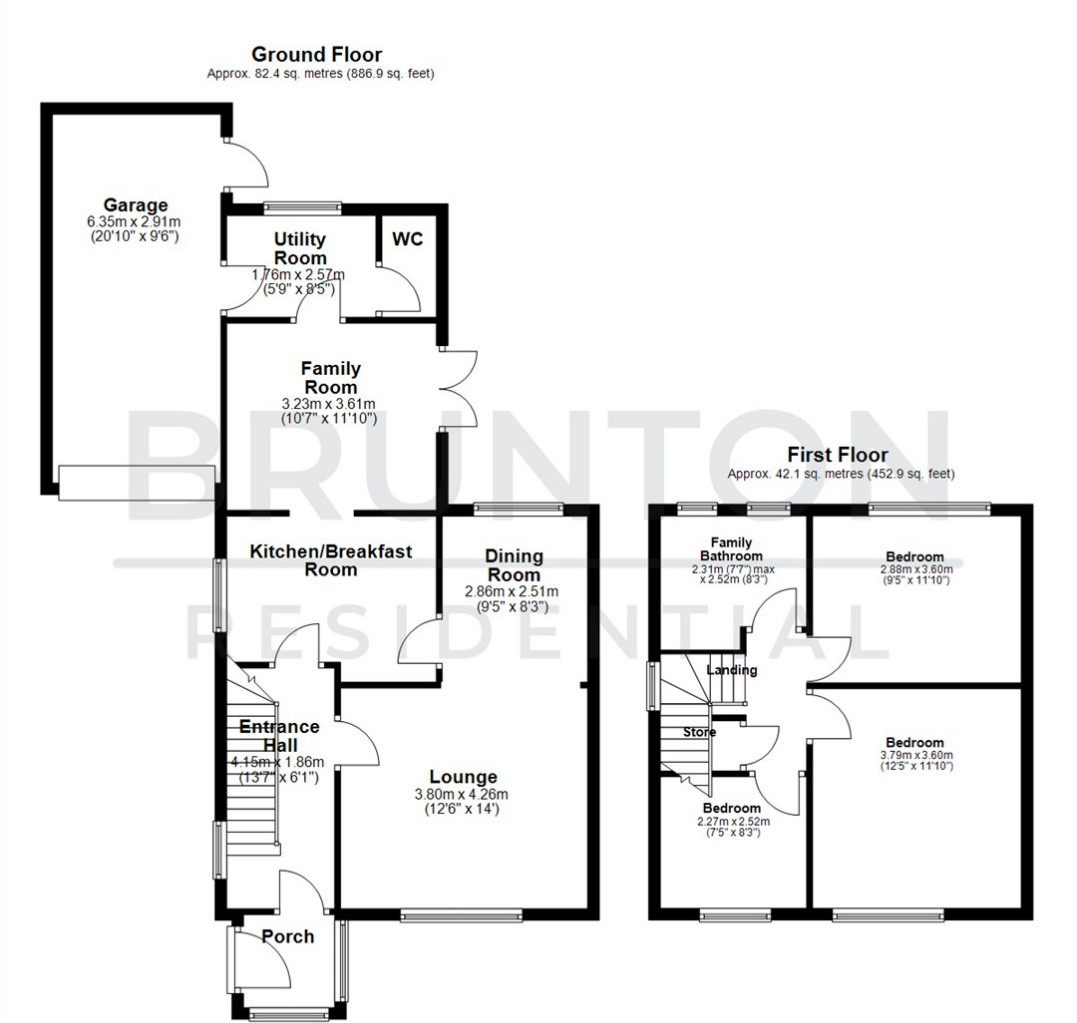
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	