

46 Briarwood Crescent, Walkerville



Price £274,950

This is a SUBSTANTIALLY SIZED semi detached house that has been very much IMPROVED by the current owners, offering deceptively SPACIOUS living accommodation that is arranged over THREE FLOORS and boasting a spacious loft room, as well as four bedrooms. The property is presented to a high standard throughout and must be viewed to appreciate the size and composition that this property has to offer. To the ground floor there is an entrance lobby, hallway, lounge with WOOD BURNING STOVE FIRE, dining room, breakfasting kitchen which is open to the conservatory, UTILITY and WC. The first floor landing gives access to the master bedroom together with an EN-SUITE BATHROOM, three further bedrooms and a family bathroom. To the second floor there is a SPACIOUS loft room, GYM room, shower room & WC as well as a SAUNA room.

Externally there are gardens to both the front and rear together with space for on site PARKING. Council tax band C. Energy rating C. FREEHOLD. To arrange a viewing call next2buy on 0191 2953322.

The Property Comprises

Entrance Lobby

Double glazed entrance door, tiling to floor, coving to ceiling, double glazed window, half glazed door to hallway.

Hallway

Coving to ceiling, tiling to floor, stairs to the first floor landing, radiator, under stair cupboard.



Lounge

14'5" x 11'0" (4.40 x 3.36) Double glazed bay window, wood flooring, coving to ceiling, feature fireplace with wood burning stove fire, radiator, open to dining room.



Dining Room

14'0" x 12'7" (4.27 x 3.84) Wood flooring, coving to ceiling, radiator, double glazed French doors leading out to the rear garden.



Breakfasting Kitchen

21'9" x 10'5" (6.63 x 3.18) Fitted with a range of wall and base units with work surfaces over, inset sink, integrated dish washer, breakfast bar, tiling to floor, double glazed window, radiator, open to conservatory.



Utility Room

5'5" x 4'5" (1.64 x 1.34) Plumbed for automatic washing machine, space for tumble dryer, counter top work surface, wall cupboard, access to WC.

WC

6'7" x 3'10" (2.00 x 1.18) Comprising; low level WC, wash hand basin with built under storage, tiling to floor, radiator.



Conservatory

9'6" x 7'7" (2.90 x 2.31) Double glazed windows, tiling to floor, double glazed French doors leading out to the rear garden.



First Floor Landing

Stairs to the second floor.

Bedroom 1

17'8" max 13'9" min x 12'7" (5.39 max 4.18 min x 3.84) Fitted with a range of built in wardrobes and drawers, double glazed window, radiator, access to en-suite bathroom.



En-Suite Bathroom

12'7" x 10'6" max (3.84 x 3.21 max) Comprising whirlpool bath, shower enclosure, twin wash hand basins and WC with built in furniture surrounding. Tiling to floor, spotlights to ceiling, double glazed window.



Bedroom 2

13'0" x 12'10" (3.97 x 3.90) Built in wardrobes, double glazed window, radiator.



Bedroom 3

12'10" x 12'6" (3.90 x 3.81) Built in wardrobes, double glazed window, radiator.



Bedroom 4/Office

8'6" x 8'4" (2.60 x 2.55) Laminate flooring, double glazed window, radiator. (currently used as an office)



Family Bathroom

10'4" max x 7'1" min x 8'4" (3.15 max x 2.17 min x 2.54) Comprising; bath, shower enclosure, low level WC, wash hand basin with built under storage. Tiling to floor, double glazed window, radiator.



Loft Room

21'5" max x 20'1" max 17'9" min (6.54 max x 6.12 max 5.42 min) Double glazed Velux style windows, spotlights to ceiling, radiators, storage cupboards to eaves.



Gym

11'1" x 8'5" (3.39 x 2.57) Velux style window, laminate flooring, spotlights to ceiling, radiator.



Shower/WC

3'11" x 3'9" (1.19 x 1.15) Shower cubicle, tiling to floor, access to WC which has low level WC and wash hand basin.

Sauna

9'0" x 6'4" (2.74 x 1.93) Wood panelling to walls, seating area, double glazed Velux style window

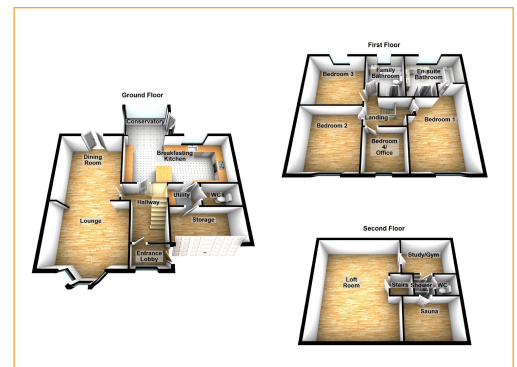


External

Externally there is a garden to the front which is laid to lawn together with space for on site parking and access to the storage area. There is an enclosed garden to the rear which has paving and decking.

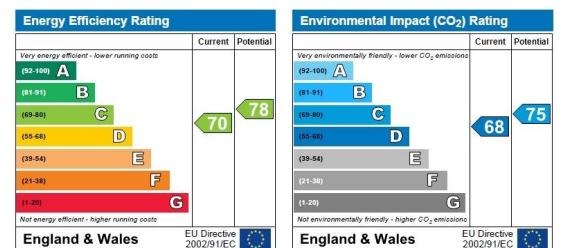


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 6pm

Saturday 9am - 6pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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