

20 McNamara Road, Rosehill



Price £114,950

Occupying a GENEROUS PLOT with gardens to three sides is this three bedroom semi detached house which is being sold with NO ONWARD CHAIN.

The home has been VERY MUCH IMPROVED in recent times and is presented to a good standard throughout and is ready to move into, making an IDEAL FIRST TIME BUY.

Briefly the accommodation comprises; entrance lobby, lounge, kitchen, bathroom and three bedrooms. Externally there are gardens to the front rear and side together with space for ON SITE PARKING.

Council tax band A. Energy rating D. FREEHOLD. To arrange a viewing call next2buy on 0191 2953322.

136/138 station road
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The Property Comprises

Entrance Lobby

Double glazed composite entrance door, laminate flooring, radiator, stairs to the first floor landing.

Lounge

12'11" min x 11'11" (3.93 min x 3.62) Laminate flooring, double glazed window, radiator.



Kitchen

11'9" x 8'8" (3.57 x 2.64) Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, tiling to floor, radiator, double glazed French doors to the rear garden.



Bathroom

8'7" x 5'10" (2.62 x 1.78) Fitted with a modern three piece suite comprising; bath with mixer tap and shower attachment, low level WC, wash hand basin. Part tiled walls, tiling to floor, double glazed window, ladder style radiator.



Landing

Double glazed window, storage cupboard, access to loft.

Bedroom 1

14'8" x 8'9" (4.46 x 2.66) Double glazed window, radiator, cupboard with hanging rail.



Bedroom 2

10'2" x 9'3" (3.10 x 2.81) Double glazed window, radiator.



Bedroom 3

8'4" x 9'1" max (2.54 x 2.76 max) Double glazed window, radiator.



External

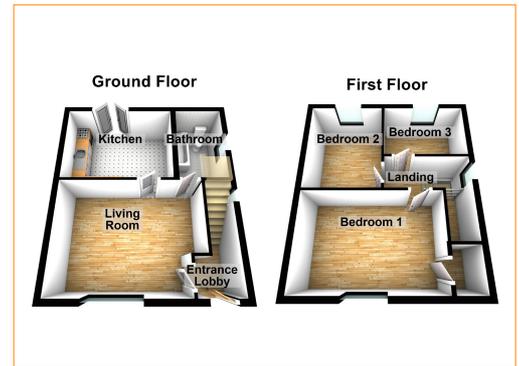
The property is situated on a large generous plot, the front garden is laid to lawn with planted beds and there is space for on site parking. There is a generous garden to the side which is laid to lawn together with a fenced perimeter, this is open tom the rear garden which is paved together with decking and a shed for storage.



Additional Images

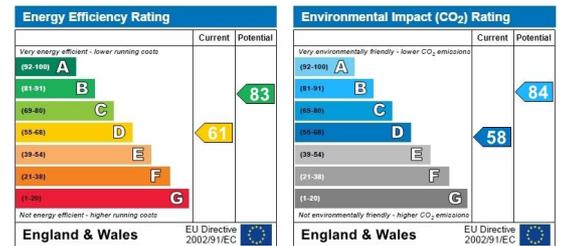


FLOOR PLANS



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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