

1 Berwick Drive, Wallsend



## Guide price £160,000 to £165,000

MODERN, WELL PRESENTED three bedroom semi detached FREEHOLD house nicely situated on the POPULAR Henley Grange development which is conveniently placed for all LOCAL AMENITIES and TRANSPORT LINKS with easy access to A1058 coast road and A19, as well as the SILVERLINK RETAIL PARK.

The property benefits from GARDENS to the front and rear and a DETACHED GARAGE. The property is IDEAL for FIRST TIME BUYERS and would make a LOVELY FAMILY HOME. Council tax band B, energy rating C.

To arrange a viewing please call Next2buy on 0191 2953322.

### The Property Comprises



#### Entrance Hallway

Upvc door leading to entrance hallway, tiled flooring and gas central heating radiator, stairs leading to first floor.

#### Lounge

15'10" x 10'5" (4.82m x 3.18m) Upvc double glazed window, gas central heating radiator, double glazed french doors leading to rear garden.



### Kitchen/Diner

16'1" x 13'10" (4.89m x 4.21m) Upvc double glazed window and door leading to rear garden, a range of modern fitted wall and floor units with complimenting work surfaces over, electric oven and hob with extractor hood over, plumbed for washing machine, integrated fridge/freezer, part tiled walls and tiled flooring.



### Cloakroom

Gas central heating radiator, wash hand basin and toilet.

### Bedroom 1

15'9" x 12'0" (4.79m x 3.66m) Upvc double glazed windows to the rear aspect, gas central heating radiator.



### Bedroom 2

13'8" x 9'0" (4.16m x 2.74m) Upvc double glazed window to the front aspect, gas central heating radiator, built in cupboard.



### Bedroom 3

7'3" x 6'7" (2.20m x 2.00m) Upvc double glazed window to the rear aspect, gas central heating radiator.



### Bathroom

8'3" x 6'2" (2.51m x 1.87m) Upvc double glazed window, gas central heating radiator, white three piece suite comprising toilet, wash hand basin and bath with shower over, part tiled walls.

### External

There is a good sized lawned front garden and a low maintenance rear garden which is decked. There is also a single detached garage.



## FLOOR PLANS

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136/138 station road  
wallsend, NE28 8QT

tel: 0191 295 3322