



St Aidans Road | Wallsend | NE28 8QG

Offers Over £260,000

This neutrally decorated semi-detached property is offered for sale and presents an attractive opportunity for families seeking a comfortable and practical home. Situated in a convenient location, residents can enjoy easy access to public transport links, local amenities, and nearby parks.

The house benefits from two well-proportioned reception rooms. The main reception room, which features a bay window and inviting fireplace, serves as a welcoming formal living space. The second reception area is designed as a dining room and enjoys a pleasant garden view through large windows. This space flows seamlessly into the open-plan kitchen, creating an ideal setting for both everyday living and entertaining.

The kitchen itself is bright and spacious, filled with natural light and providing ample dining space. Its open-plan layout also allows for direct access to the garden, making outdoor dining and family activities effortless.

Upstairs, there are three bedrooms. The master bedroom features built-in wardrobes and a large bay window that fills the room with light. The second bedroom is a generous double with calming views over the garden. The third bedroom is currently arranged as a home office, providing flexibility for modern lifestyles. A modern shower room completes the upstairs accommodation.

Externally, the property boasts a private garden, dedicated parking, and the additional benefit of EV charging facilities. An EPC rating of D ensures a reasonable level of energy efficiency.

Overall, this home offers a harmonious blend of open-plan living, practical features, and a family-friendly environment in a well-connected locality.

ROOK
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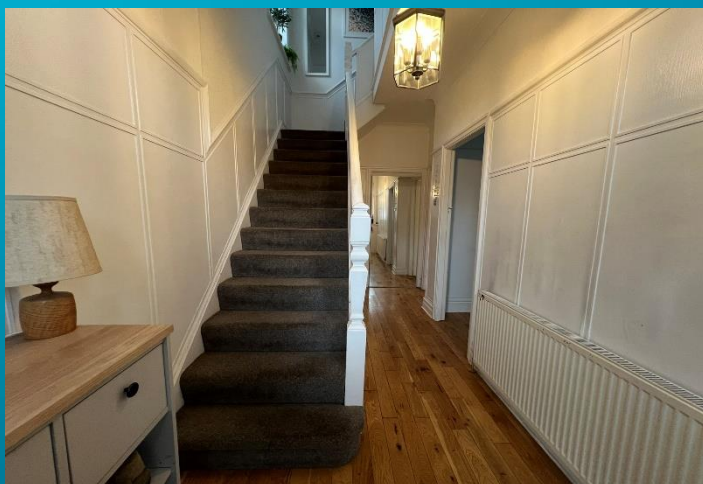
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2



1



ENTRANCE HALL

LOUNGE

14'11 x 13'1 (4.55m x 4m)
KITCHEN DINING ROOM

27'6 x 15'5 (8.38m x 4.7m)
FIRST FLOOR LANDING

BEDROOM ONE
15' x 10'4 (4.57m x 3.15m)

BEDROOM TWO
12'6 x 11'9 (3.8m x 3.58m)

BEDROOM THREE/STUDY
8'11 x 7'8 (2.72m x 2.34m)

SHOWER ROOM
7'10 x 7'7 (2.39m x 2.31m)

EXTERNAL

Large enclosed rear garden. Decking and Block paving.

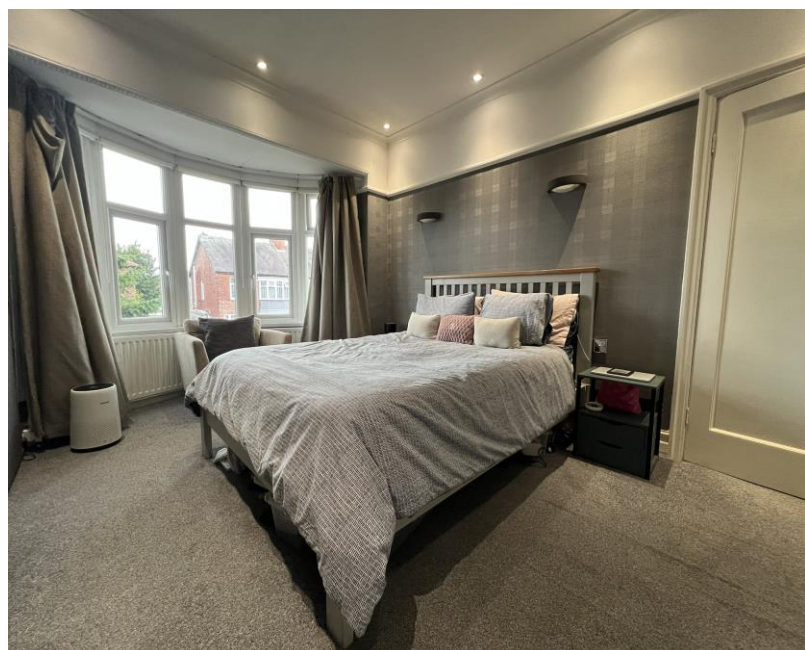
EV charging point to the front, garage, driveway



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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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