



### 3 bed terraced house to buy in

Derwent Gardens, Wallsend, Tyne and Wear, NE28 0EX

# £130,000

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Allocated parking

### Property features

- ✓ Three-bedroom terraced house
- ✓ Spacious lounge with feature
- ✓ Close to local amenities and transport links
- ✓ Two parking spaces to the rear
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

\*\*\*CHAIN FREE\*\*\* \*\*\*FREEHOLD\*\*\*

Pattinson Estate Agents are delighted to welcome to the market this spacious three-bedroom terraced home situated on the popular Derwent Gardens, Wallsend.

Recently redecorated throughout, the property offers an excellent opportunity for first-time buyers, families, or investors alike, providing ready-to-move-into accommodation whilst still offering scope for a purchaser to modernise further and add their own personal touch over time.

The accommodation briefly comprises an entrance hallway, generous lounge with feature fireplace and built-in storage, fitted kitchen with a range of wall and base units, convenient downstairs W/C, three well-proportioned bedrooms, and a family bathroom. Externally, the property benefits from a front garden, enclosed rear yard, and two parking spaces to the rear.

Ideally positioned within a well-established residential area, the property is conveniently located close to a range of local amenities including shops, supermarkets, cafes, and leisure facilities. Excellent transport links are nearby with easy access to Wallsend Town Centre, the Coast Road, and the A19, making commuting to Newcastle City Centre, Silverlink Retail Park, and surrounding areas straightforward. There are also good public transport connections including nearby bus routes and Metro stations, as well as reputable local schools within easy reach, making this an ideal home for a variety of buyers.

Early viewing is highly recommended to appreciate the accommodation and potential on offer.

Please get in touch with our Wallsend branch to organise your viewing - [Wallsend@pattinson.co.uk](mailto:Wallsend@pattinson.co.uk) - 0191 234 5681

Council Tax Band: A

Tenure: Freehold

Price: £130,000

Property Type: Terraced House

Parking: Allocated

Heating: Gas

## External

To the rear of the property there is enclosed rear yard, with the added benefit of two parking spaces.



## Kitchen

*3.10m x 3.79m (10'2" x 12'5")*

Fitted kitchen comprising a range of wall and base units with complementary work surfaces, stainless steel sink unit, tiled splashbacks, and ample space for white goods. The room also benefits from a large window overlooking the rear aspect providing plenty of natural light.



## Downstairs W/C

*0.82m x 1.76m (2'8" x 5'9")*

Convenient ground floor cloakroom fitted with low-level W/C and wash hand basin, providing added practicality for modern family living.



## Living Room

*5.50m x 3.44m (18'0" x 11'3")*

Spacious and bright living room featuring a large front-facing window allowing plenty of natural light, feature fireplace with surround, fitted shelving and storage cupboards, creating a warm and inviting space ideal for relaxing and entertaining.



## Garden

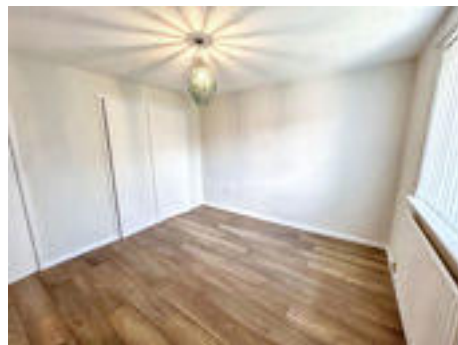
Externally the property benefits from a low-maintenance front garden.



## Bedroom 1

3.36m x 3.34m (11'0" x 10'11")

Generous double bedroom with neutral décor, stylish flooring, and space for freestanding furniture. With plenty of built in storage cupboards, which can double as wardrobes. A bright and airy room with a pleasant outlook.



## Bedroom 2

2.98m x 3.67m (9'9" x 12'0")

Well-proportioned second bedroom offering ample space for bedroom furnishings and finished in neutral tones. Ideal as a guest room or family bedroom.



## Bedroom 3

2.17m x 2.59m (7'1" x 8'5")

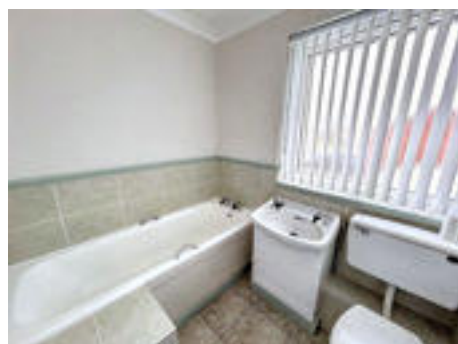
Versatile third bedroom which could also be utilised as a nursery, home office, or dressing room depending on the buyer's needs.



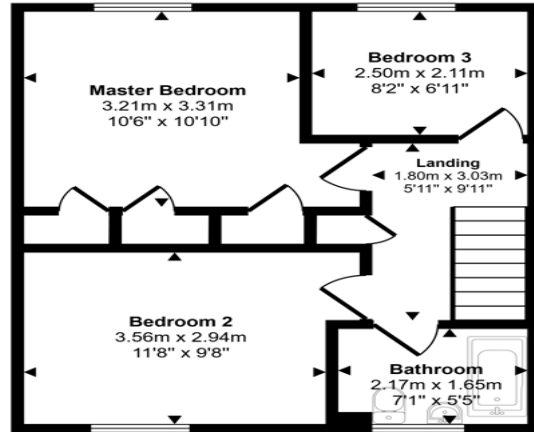
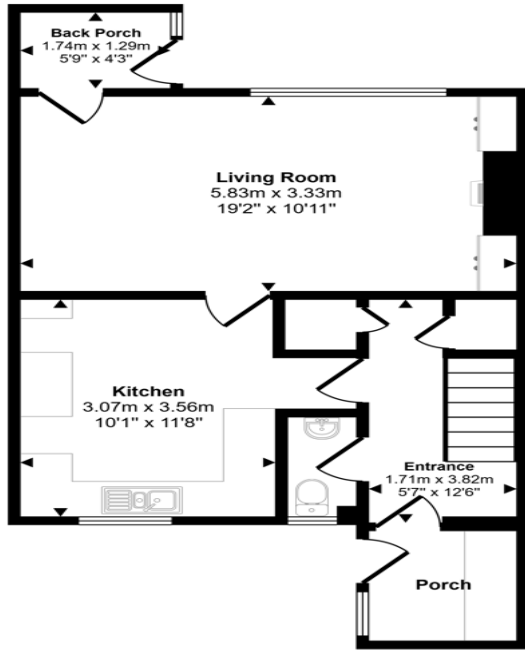
## Bathroom

1.73m x 2.23m (5'8" x 7'3")

Family bathroom fitted with a three-piece suite comprising panelled bath, wash hand basin, and low-level WC. Finished with tiled surrounds and frosted window providing natural light and ventilation.



Approx Gross Internal Area  
90 sq m / 967 sq ft



First Floor  
Approx 41 sq m / 446 sq ft

Ground Floor  
Approx 48 sq m / 521 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			87
(69-80) <b>C</b>		77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Derwent Gardens, Wallsend, Tyne and Wear, NE28 0EX

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

