



## 2 bed semi-detached house to buy in NE28

Fairway Drive, Centurion Chase, Wallsend, Tyne and Wear, NE28 8BF

**£235,000** Offers Over

🏠 x2 🪑 x2 🚗 x1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Two Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating A

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: A
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Appealing to a wide variety of buyers is this well presented two bedroom semi detached house situated within this favoured residential development. The property is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; entrance hall, downstairs WC, lounge/diner, Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, integrated dishwasher, space for other appliances and UPVC double glazed window. To the first floor, lounge and master bedroom with en-suite. To the second floor is two further bedrooms and family bathroom/WC.

Externally to the front is a driveway providing off street parking and to the rear is a private South facing garden mainly laid to lawn with gravelled area, shed and fenced boundaries.

The property benefits from many upgrades including solar panels, bathroom tiling etc, smart gas central heating system and slate coloured UPVC double glazing.

Properties in this area are extremely in demand so view early to avoid disappointment.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2a393>

Please contact the Wallsend Branch to arrange a viewing or for further information.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £235,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid, Solar PV (Photovoltaic) panels

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Hall

With doors off to the lounge, kitchen, ground floor WC and stairs to the first floor.

## Lounge/Diner

4.92m x 3.99m (16'1" x 13'1")

UPVC double glazed French doors leading to the rear garden, storage cupboard and two radiators.



## Kitchen

3.72m x 1.80m (12'2" x 5'10")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, integrated dishwasher, space for other appliances and UPVC double glazed window.



## Ground Floor WC

1.60m x 0.94m (5'2" x 3'1")

With low level WC, hand wash basin, partially tiled walls, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

4.04m x 3.99m (13'3" x 13'1")

UPVC double glazed window to the rear, en-suite shower room/WC and radiator.



## En-suite

1.86m x 1.48m (6'1" x 4'10")

White three piece shower room/WC comprising; shower cubicle, hand wash basin, low level WC, partially tiled walls and radiator.



## Bedroom Two

3.99m x 2.47m (13'1" x 8'1")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

1.92m x 1.86m (6'3" x 6'1")

White three piece bathroom suite comprising; bath, hand wash basin, low level WC, partially tiled walls and radiator.

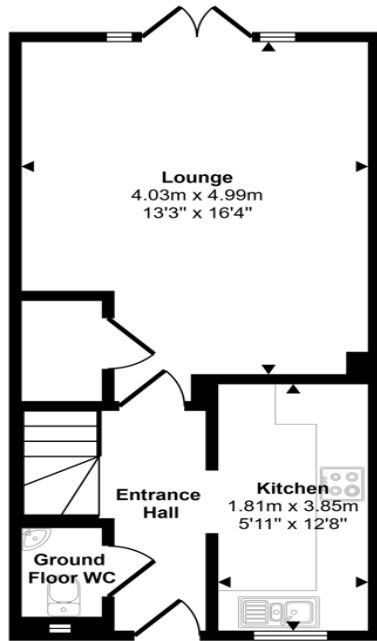


## Rear Garden

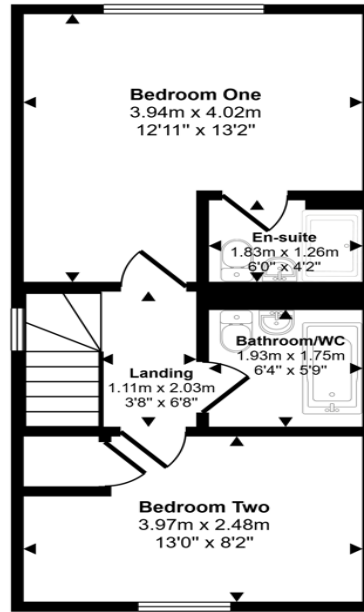
Private south facing rear garden mainly laid to lawn with gravelled area, shed and fenced boundaries.



Approx Gross Internal Area  
71 sq m / 766 sq ft



**Ground Floor**  
Approx 36 sq m / 390 sq ft



**First Floor**  
Approx 35 sq m / 376 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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>	93	93
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Fairway Drive, Centurion Chase, Wallsend, Tyne and Wear, NE28 8BF

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

**126A Trinity Street, Huddersfield, West Yorkshire, HD1 4DT, Tel: 01484 506211,  
admin@yellowbrickroadestateagents.co.uk, www.ybrea.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.

