



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

Ennerdale Gardens, Wallsend, Tyne and Wear, NE28 0EZ

**£195,000** Offers Over

 x 3  x 1  x 3

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Semi-Detached
- ✓ Three Double Bedrooms
- ✓ Modernised Throughout
- ✓ Front, Side, and Rear Gardens
- ✓ EPC Rating C

## Key Information

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

## Description

Beautifully Presented Three Bedroom Semi-Detached Home | Exceptional Corner Plot | Ennerdale Gardens, Wallsend

Situated within the highly sought-after residential area of Ennerdale Gardens, Wallsend, this beautifully maintained and immaculately presented three-bedroom semi-detached home occupies a rare and generous plot, offering outstanding outdoor space and stylish accommodation throughout.

The property immediately impresses with its attractive frontage, featuring a recently landscaped front garden complete with a contemporary patio and low-maintenance artificial lawn. To the side, the exceptional garden provides a generous grassed area alongside a spacious decked seating area, creating the perfect setting for outdoor dining, entertaining, or family enjoyment. The rear garden offers additional privacy with a further patio area, ensuring there is outdoor space to enjoy throughout the day.

Internally, the accommodation is equally impressive. An inviting entrance hall leads into a bright and comfortable living room, flowing through to a separate dining room, ideal for family meals and entertaining. The well-appointed kitchen is complemented by a practical utility room, while the delightful conservatory provides additional versatile living space overlooking the gardens.

To the first floor are three well-proportioned double bedrooms and a modern family bathroom, making this an ideal home for growing families or those seeking generous accommodation.

Perfectly positioned, the property enjoys excellent access to the A19, providing convenient commuting routes across the region. A wide range of local amenities, reputable schools and superb transport links are all within easy reach, making this an exceptional opportunity to purchase a spacious family home in one of Wallsend's most desirable locations.

Early viewing is highly recommended to fully appreciate the quality, space and outstanding plot this fantastic home has to offer.

Please call our Wallsend office now - (0191) 2345681

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £195,000

Property Type: Semi-detached house

Parking: On Street

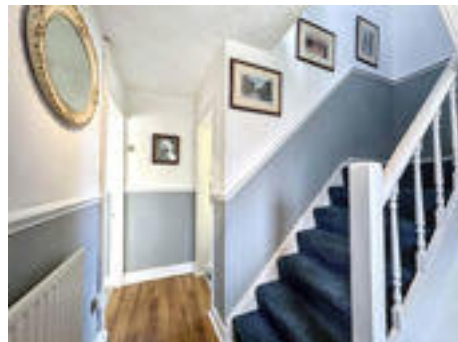
Heating: Gas

## External Front



## Entrance Hall

3.012m x 2.141m (9'10" x 7'0")



## Living Room

4.015m x 3.633m (13'2" x 11'11")



## Dining Room

3.011m x 2.994m (9'10" x 9'9")



## Kitchen

3.084m x 2.098m (10'1" x 6'10")



## Utility Room

2.111m x 1.576m (6'11" x 5'2")



## Conservatory

2.886m x 2.719m (9'5" x 8'11")



## First Floor Landing

4.44m x 0.95m (14'6" x 3'1")



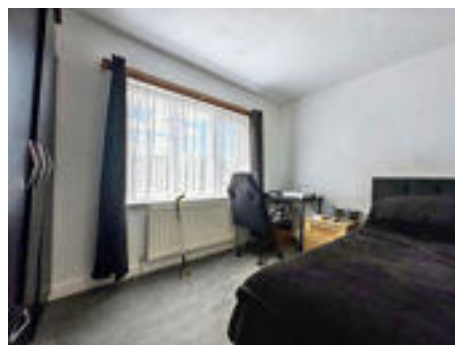
## Bedroom 1

3.651m x 3.349m (11'11" x 10'11")



## Bedroom 2

3.348m x 3.068m (10'11" x 10'0")



## Bedroom 3

2.805m x 2.476m (9'2" x 8'1")



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## Bathroom

2.26m x 1.715m (7'4" x 5'7")



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## Side Garden

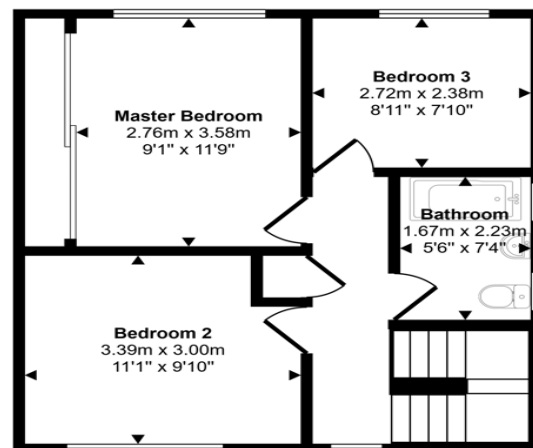
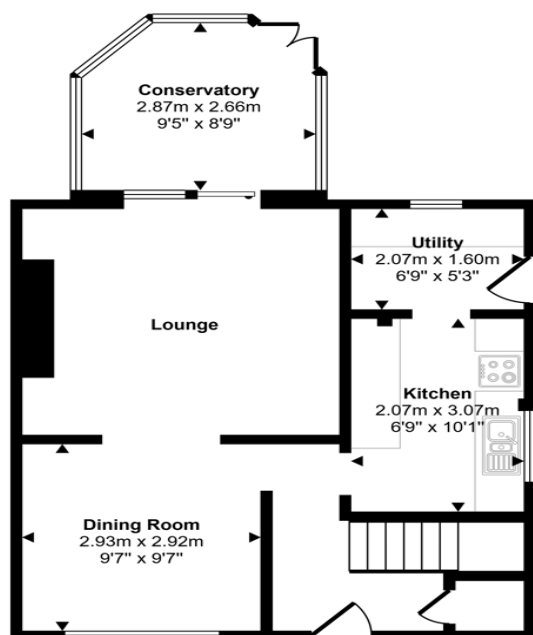


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## Rear Garden



Approx Gross Internal Area  
91 sq m / 983 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>                            |         | 85                      |
| (69-80) <b>C</b>                            | 74      |                         |
| (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 |

Ennerdale Gardens, Wallsend, Tyne and Wear, NE28 0EZ

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

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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