

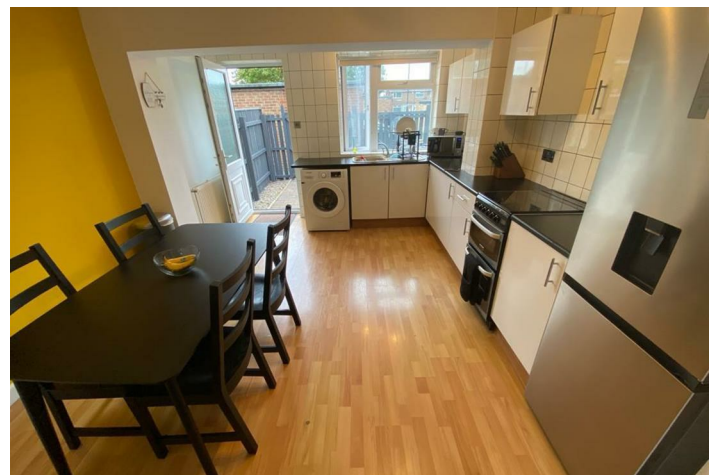


## 14 Waltham Close

Wallsend NE28 8TA

- End Terraced House
  - Kitchen Diner
  - Sought After Area
  - Gas Central Heating
  - Modern Bathroom Suite
- Two Double Bedrooms
- Large lounge with modern gas fire
  - Ready to move into
  - UPVC Double Glazing
  - No upper chain

**£124,950**





We are delighted to welcome to the market this EXTENDED END LINK HOUSE situated in the heart of Reedsdale Park. This property is very pleasantly presented and benefits from UPVC double glazing, gas central heating, TWO DOUBLE BEDROOMS, extended kitchen.

25' Lounge, generous size Kitchen/Dining room with space for table and chairs, Two double bedrooms, family bathroom with shower over, paved patio area to the rear.

Viewing highly recommended.





## ENTRANCE

Side access Via UPVC door into lounge.

## LOUNGE

25'0" x 11'11"

Sizable UPVC double glazed window to front elevation with vertical blinds, TV and telephone points, feature wall mounted gas fireplace, new carpets, staircase to first floor, under stairs storage cupboard, two double radiators and double-glazed doors to kitchen.

## KITCHEN

12'0" x 13'10"

UPVC double glazed door to the rear, UPVC double glazed window to the rear, a range of wall, floor and drawer units, roll top benches, cream sink with mixer tap and drainer, gas cooker with hob, plumbing for washing machine, tiled splash back, laminate flooring, space for fridge freezer and table and chairs.

Staircase from lounge leads to...

## FIRST FLOOR LANDING

Loft access.

## BEDROOM ONE

11'11" x 10'2"

UPVC double glazed window to the front elevation, double central heating radiator, TV point.

## BEDROOM TWO

12'1" x 9'7"

UPVC double glazed window to the rear elevation, double central heating radiator, storage cupboard housing central heating boiler,

## FAMILY BATHROOM

7'6" x 6'2"

Three-piece white suite with curved, spacious bath and mains showers over with glass shower screen, wash basin with mixer taps and storage underneath and low-level WC, tiled flooring and walls, PVC ceiling with down lights, chrome ladder style central heating radiator and UPVC double glazed frosted window to the side elevation.

## EXTERNALLY

To the rear of the property there is a fenced paved yard to the rear with side storage area.

To the front of the property there is a small, fenced garden with lawn and path to front door.

## OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

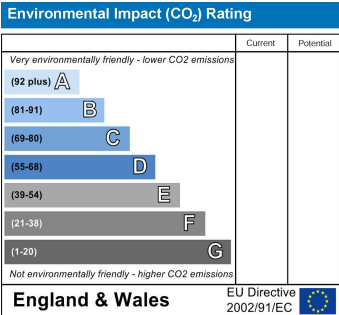
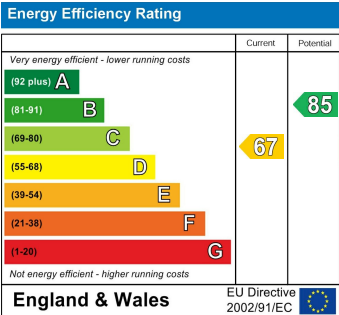
Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [lettings@mlestates.co.uk](mailto:lettings@mlestates.co.uk)

**VIEWING:** Viewing is strictly by appointment through: -  
ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT



**Local Authority** North Tyneside Metropolitan Borough  
**Council**  
**Council Tax Band** A  
**EPC Rating** D  
**Tenure** Freehold



**ML Estates Sales Office**

27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

**Contact**

0191 237 60 60  
sd@mlestates.co.uk  
www.mlestates.co.uk/

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.