



## 12 Station Road

Willington Quay, Wallsend, NE28 6ND

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* GUIDE PRICE £130 000 - £140 000 \*\*THREE BEDROOM END TERRACE HOUSE \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\*

MODERN KITCHEN & SHOWER ROOM \*\* LOW MAINTENANCE WEST FACING REAR GARDEN \*\* CHAIN FREE

OFF STREET PARKING TO FRONT \*\* SPACIOUS SUN ROOM \*\* FANTASTIC FIRST TIME BUY \*\*

COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING C \*\*

Price Guide £130,000

# 12 Station Road

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- Guide Price £130 000 - £140 000
- Off Street Parking
- Freehold
- 3 Bedroom House, Very Much Improved & Ready To Move Into
- West Facing Rear Garden
- Council Tax Band A
- Modern Kitchen & Shower Room
- Conservatory
- Energy Rating C

## Porch

## Hallway

## Kitchen

10'3" x 6'8" (3.13 x 2.05)

## Lounge

14'3" x 12'11" (4.36 x 3.96)

## Sun Room

11'5" max x 8'7" (3.48 max x 2.62)

## Landing

## Bedroom 1

12'10" into robe x 8'9" (3.93 into robe x 2.69)

## Bedroom 2

9'3" x 6'3" (2.83 x 1.92)

## Bedroom 3

8'11" max x 6'6" (2.74 max x 1.99)

## Shower Room

6'2" x 6'1" (1.88 x 1.87)

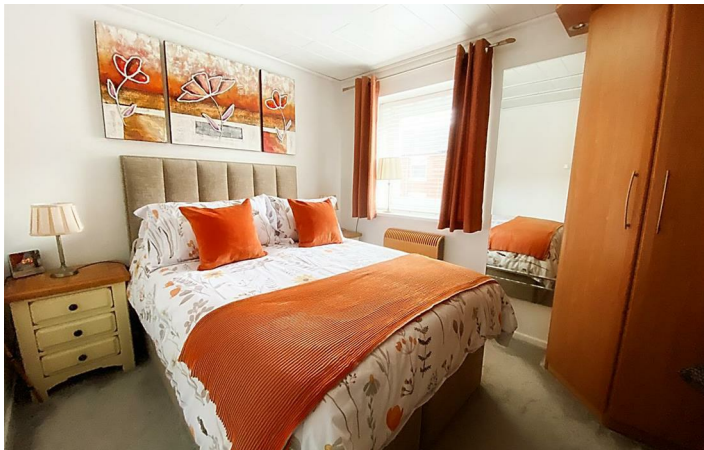
## External

## Important Information

## Broadband



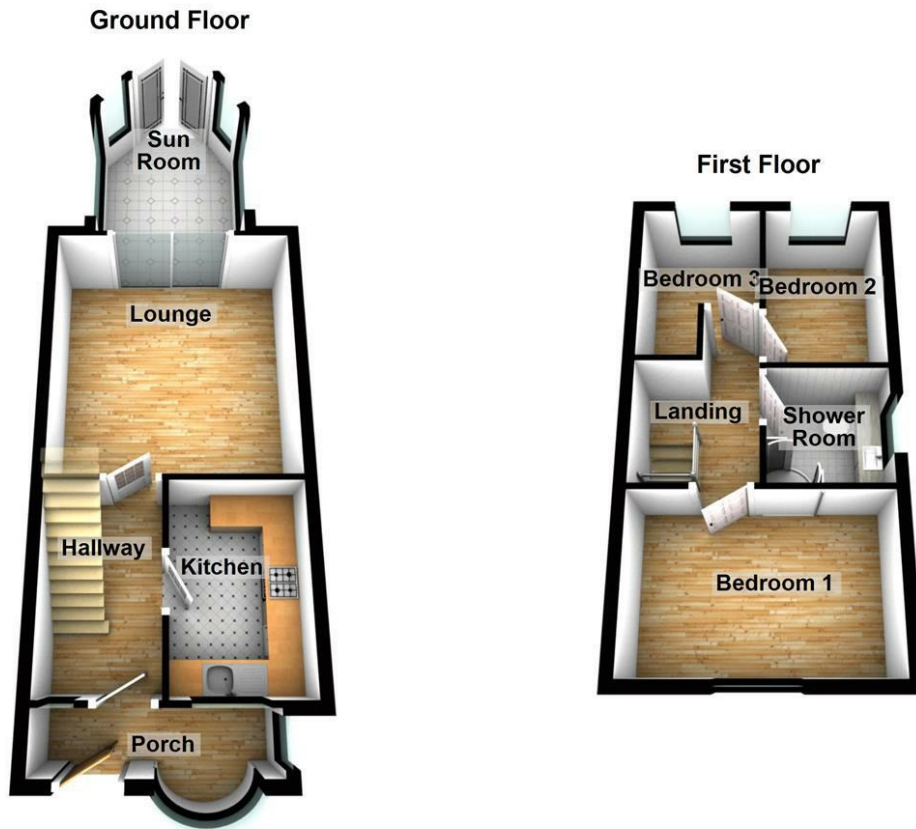
## Directions







# Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>		<b>73</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>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	