



9 Diamond Street , Wallsend, NE28 8RX

** GUIDE PRICE £125 000 - £135 000 **

** CHAIN FREE ** IDEAL FAMILY HOME ** FREEHOLD ** PRIVATE REAR YARD **

** EXCELLENT ROAD & TRANSPORT LINKS ** CLOSE TO AMENITIES **

** COUNCIL TAX BAND A ** EPC RATING C **

Guide Price £125,000

9 Diamond Street

, Wallsend, NE28 8RX



- No Onward Chain
- Pedestrianised Street
- Council Tax Band A
- Freehold
- Three Bedrooms
- Energy Rating C
- Garden & Courtyard
- Spacious Living Room

Entrance Lobby

4'3" x 4'4" (1.30 x 1.34)

Living Room

14'10" x 17'8" max (4.53 x 5.40 max)

Kitchen

8'9" x 17'8" (2.69 x 5.40)

Stairs to First Floor

Bedroom 1

14'10" x 9'7" max (4.54 x 2.93 max)

Bedroom 2

14'10" x 7'10" (4.54 x 2.39)

Bedroom 3

8'9" max x 7'7" max (2.69 max x 2.33 max)

Bathroom

Gardens

Utility

8'6" x 5'6" (2.61 x 1.70)

Freehold

Broadband

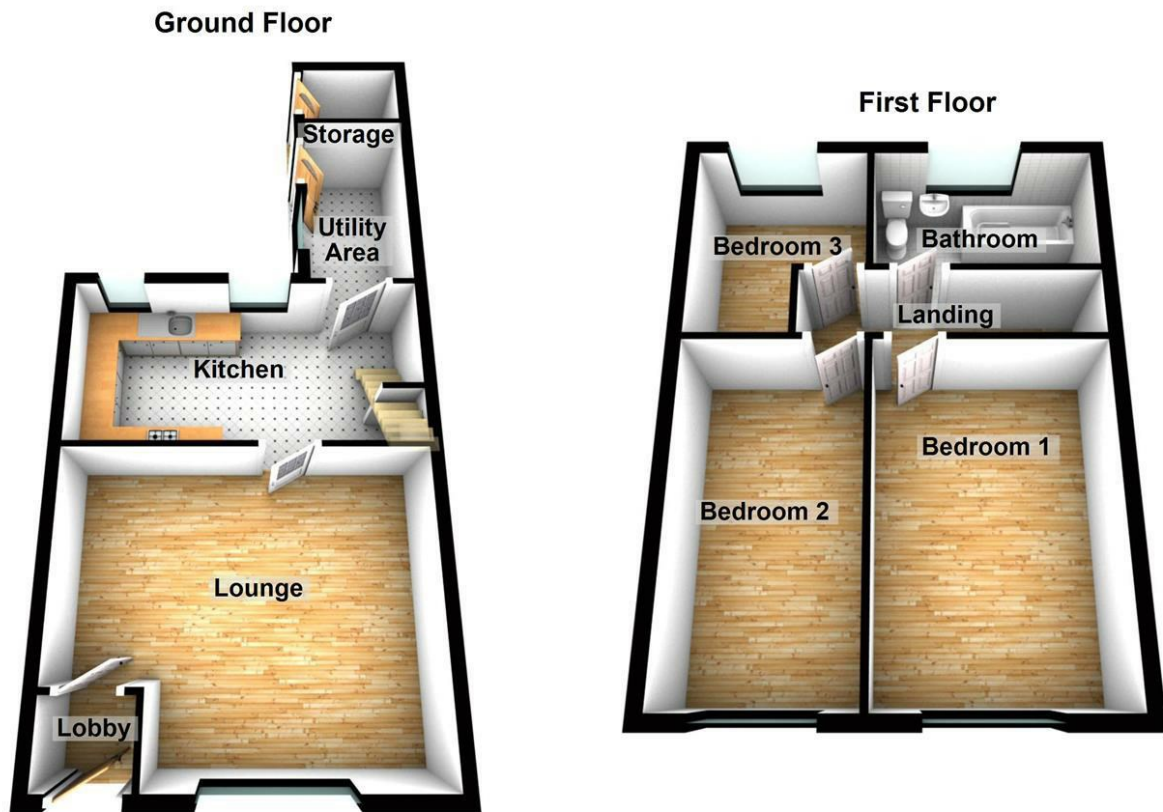


Directions





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) A			90
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	