

## 11 Chester Avenue Rosehill, Wallsend, NE28 7BE

\*\* TWO BEDROOM MID TERRACE PROPERTY \*\* SUNROOM \*\* REAR GARDEN \*\*

\*\* OFF STREET PARKING \*\* EXCELLENT LOCATION \*\* CLOSE TO TRANSPORT & ROAD LINKS \*\*

\*\* IDEAL FIRST TIME BUY \*\* READY TO MOVE INTO \*\* CHAIN FREE \*\* LONG LEASEHOLD (999 years from 1935) \*\*\*\*

\*\* COUNCIL TAX BAND A \*\* EPC RATING D \*\*

Offers Around £140,000

# 11 Chester Avenue

Rosehill, Wallsend, NE28 7BE



- Two Bedroom Mid Terrace House
- Ideal Family Home
- Sunroom
- Rear Garden
- Off Street Parking
- Excellent Road & Transport Links
- Chain Free
- Council Tax Band A
- EPC Rating D

## Entrance

## Lounge

12'9" max x 11'3" (3.91 max x 3.44 )

## Dining Area

9'5" x 8'2" (2.88 x 2.49)

## Kitchen

9'4" x 7'6" (2.85 x 2.29)

## Sunroom

9'6" x 6'2" (2.9 x 1.88)

## Stairs To The First Floor Landing

## Bedroom 1

11'9" x 10'1" max (3.60 x 3.08 max)

## Bedroom2

12'5" x 7'2" (3.81 x 2.19)

## Bathroom

6'6" x 5'6" (1.99 x 1.70)

## External

## Lease

## Broadband

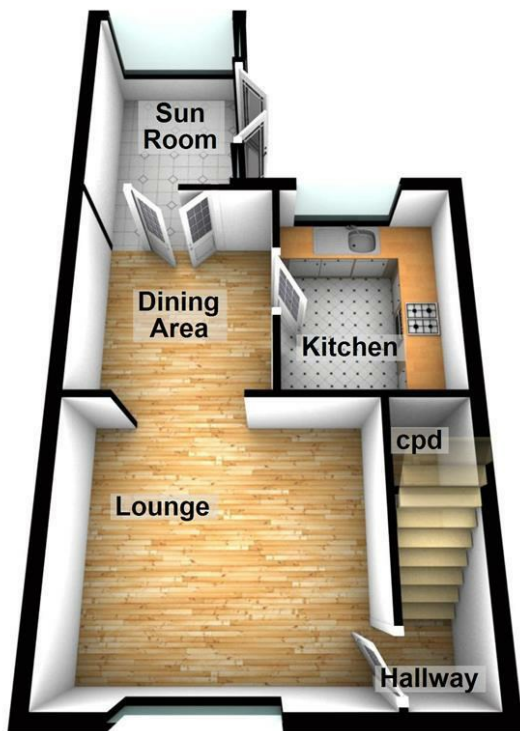


## Directions



# Floor Plan

**Ground Floor**



**First Floor**



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			84
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	