



2 Armstrong Road Willington Quay, Wallsend, NE28 6LZ

** 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 **

** THREE BEDROOM TERRACED HOUSE ** RECENTLY REFURBISHED ** FREEHOLD **

** CHAIN FREE ** IDEAL FIRST HOME ** GARDENS TO THE SIDE AND REAR ** END TERRACE **

** SPACIOUS ROOMS ** LOVELY KITCHEN ** EXCELLENT ROAD LINKS ** CLOSE TO AMENITIES **

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

Offers Around £145,000

2 Armstrong Road

Willington Quay, Wallsend, NE28 6LZ



- Three Bedroom End Terrace House
- Ideal First Home
- Excellent Transport Links
- Spacious Lounge & Kitchen
- Ready To Move Into
- Council Tax Band A
- Recently Decorated
- Freehold & Chain Free
- EPC Rating D

Entrance

Glazed door into the Entrance Lobby 13'10" x 8'7" (4.22 x 2.63) and Hallway - decorative dado rail and radiator.

Living Room

12'10" x 12'0" (3.93 x 3.67)
Double glazed bay window and side window, radiator. Decorative coving, picture and dado rail, and ceiling rose. Feature fire surround.

Kitchen

14'2" x 12'1" (4.34 x 3.69)
Two double glazed windows, and radiator. Laminate flooring, and fitted with a range of floor and wall units, counters and sink. Electric hob, extractor hood and oven.

Utility

8'0" x 5'3" (2.46 x 1.61)
Double glazed window and door to the rear, plumbed for washing machine, radiator and counter.

Stairs to First Floor

Landing leading to...

Bedroom 1

13'9" x 9'2" (4.20 x 2.81)
Double glazed window and radiator.

Bedroom 2

Double glazed windows and radiator. Decorative coving.

Bedroom 3

13'5" max x 6'5" (4.10 max x 1.98)
Double glazed window and radiator. Decorative coving. Loft access.

Bathroom

8'2" x 5'4" (2.51 x 1.63)
Part tiled walls, radiator, and fitted with a white suite and a shower over the bath.

Externally

There is a garden to the front and side and a courtyard to the rear.

Freehold

The house is freehold.

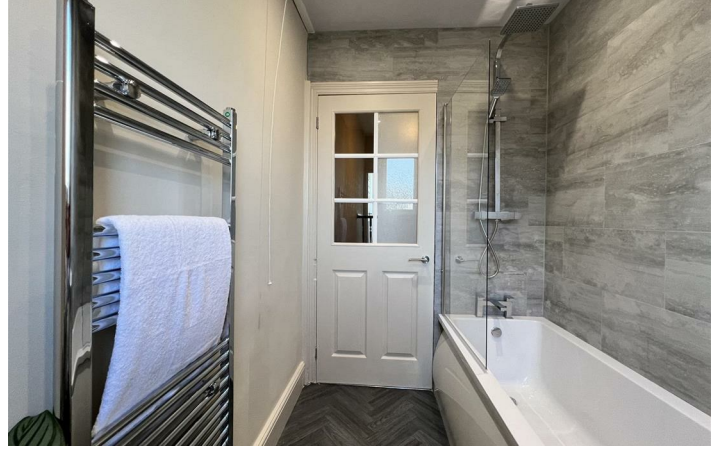
Internet Coverage

<https://www.openreach.com/fibre-checker/my-products>

Broadband

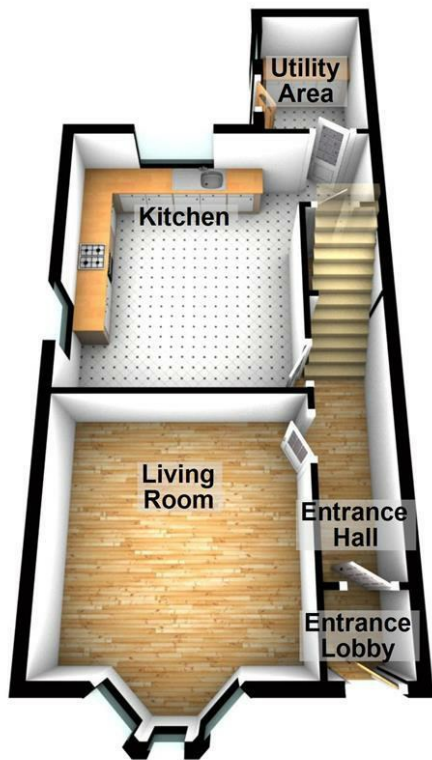
<https://www.openreach.com/fibre-checker/my-products>





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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	