

## 6 Archer Court

Archer Street, Howdon, Wallsend, NE28 7AU

**\*\* 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 \*\***

**\*\* DECEPTIVELY SPACIOUS END TERRACE TOWN HOUSE WITH THREE DOUBLE BEDROOMS \*\***  
**\*\* MODERN KITCHEN/DINER WITH A WIDE RANGE OF INTEGRATED APPLIANCES \*\* DOWNSTAIRS WC**  
**\*\* LARGER THAN AVERAGE EN-SUITE BATHROOM \*\* GARDENS & ALLOCATED PARKING BAY \*\***  
**SOLAR PANELS \*\* CUL-DE-SAC LOCATION \*\* CLOSE TO SHOPS & BUS SERVICES \*\* FREEHOLD \*\***  
**ENERGY EFFICIENT WITH A B RATING \*\* COUNCIL TAX BAND B \*\***

**Offers Over £189,950**

# 6 Archer Court

Archer Street, Howdon, Wallsend, NE28 7AU



- End Terrace Town House
- Modern Kitchen With Integrated Appliances
- Freehold
- Three Double Bedrooms
- Deceptively Spacious
- Council Tax Band B
- Two Bathrooms & Downstairs WC
- Gardens & Allocated Parking Bay
- Energy Rating B

## Hallway

Double glazed composite entrance door, stairs to the first floor landing, electric radiator.

## WC

6'0" x 2'10" (1.83 x 0.87)

WC, wash hand basin with built-under storage.

## Kitchen/Diner

14'1" x 11'2" (4.30 x 3.42)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, integrated fridge/freezer, dishwasher and washing machine. Double glazed window, laminate flooring, electric radiator.

## Lounge

18'0" x 12'9" (5.49 x 3.89)

Double glazed windows and French doors leading out to the rear garden, electric radiator.

## First Floor Landing

Double glazed window, stairs to the second floor landing, radiator.

## Bedroom 2

14'0" x 11'2" (4.28 x 3.41)

Double glazed window, electric radiator.

## Bedroom 3

12'10" x 11'3" (3.92 x 3.43)

Double glazed window, electric radiator.

## Bathroom

8'11" x 6'4" (2.72 x 1.94)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, cupboard, part panelled walls, electric ladder style radiator.

## Second Floor Landing

Access to master bedroom.

## Bedroom 1

15'11" x 14'7" (4.86 x 4.46)

Double glazed window, spotlights to ceiling, electric radiator.

## En-Suite Bathroom

18'4" x 9'7" (5.59 x 2.94)

Fitted with a four piece suite comprising; shower cubicle, bath, WC and wash hand basin. Two

skylight windows, electric ladder style radiator.

## External

Externally there is a garden to the rear, an area to the side with gate leading to a low maintenance front garden. There is also an allocated parking bay to the front of the property.

## Broadband

Ultrafast

1600Mb

Average download speed of the fastest package at this postcode\*

Suitable for\*\*

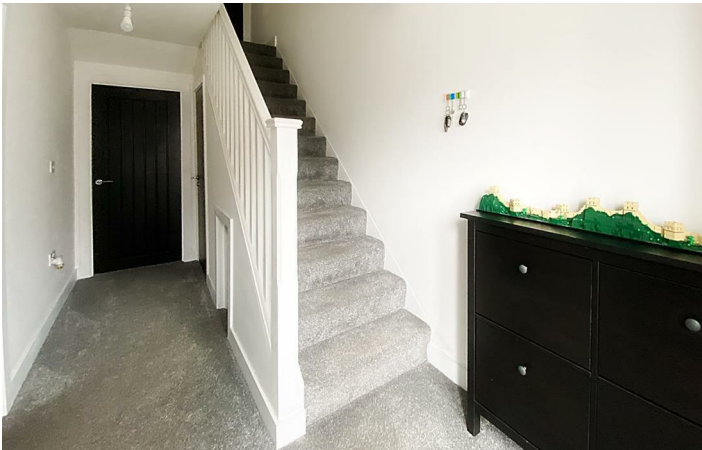
Web & social

Flawless video calls

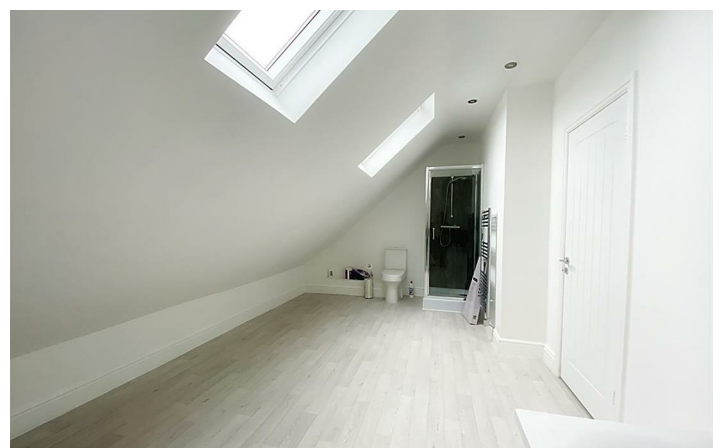
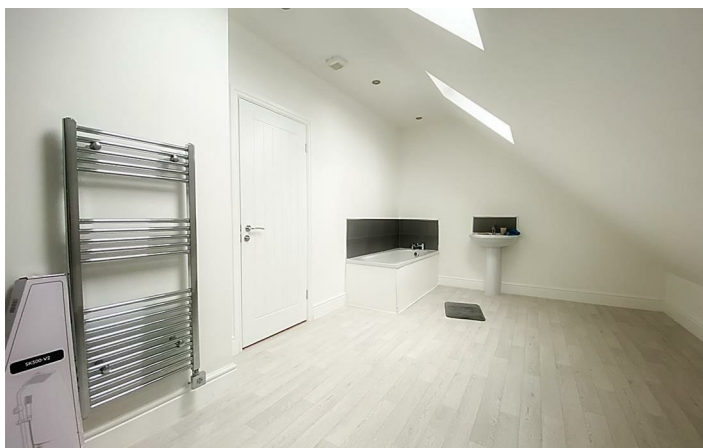
4K streaming

Online gaming



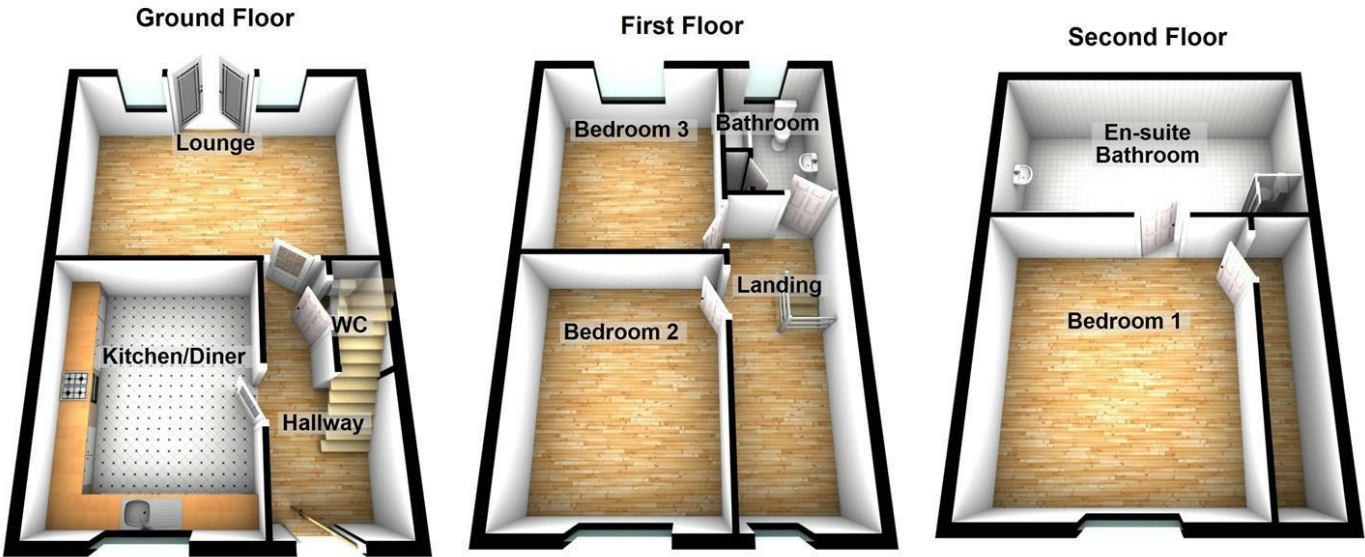








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	91	92
(81-91) B		
(69-80) C		
(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	