



282 Churchill Street Howdon, Wallsend, NE28 7TL

** 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 SEMI DETACHED HOUSE ** FREEHOLD ** BEAUTIFULLY PRESENTED **

** LOVELY REAR GARDEN ** IDEAL FAMILY HOME OR FIRST TIME BUY **

** OFF STREET PARKING ** CLOSE TO SCHOOLS & AMENITIES ** EXCELLENT TRANSPORT LINKS **

** COUNCIL TAX BAND B ** EPC RATING D **

Offers Over £170,000



• Three Bedroom Semi Detached House

• Beautifully Presented

• Lovely Rear Garden

Porch

4'3" x 3'7" (1.32 x 1.11)
Double glazed entrance door leading to...

Lounge

12'2" x 11'10" (3.71 x 3.61)
Double glazed bay window, coving to ceiling, radiator, electric fire, glazed doors leading to dining area.

Dining Area

9'0" x 8'7" (2.75 x 2.64)
Double glazed French doors to rear garden, wood effect flooring, coving to ceiling, radiator.

Kitchen Area

13'1" x 9'0" max (4.00 x 2.75 max)
An L shaped kitchen area complimented with wall and floor units with counters over, sink, wood effect flooring, double glazed windows & double glazed door to rear garden, door leading to utility.

Utility

9'7" x 6'5" (2.93 x 1.98)
Double glazed window, double glazed door to front garden, wall and floor units.

Bedroom 1

15'2" x 11'11" (4.64 x 3.64)
Double glazed window, feature fire, radiator, fitted wardrobes.

• Freehold

• Close To Schools & Local Amenities

• Council Tax Band B

Bedroom 2
15'10" x 6'2" (4.85 x 1.89)
Double glazed window, radiator.

Bedroom 3

9'4" max x 7'3" max (2.86 max x 2.22 max)
Double glazed window, feature fire, radiator.

Bathroom

7'6" x 5'4" (2.30 x 1.64)
Double glazed window, toilet, wash hand basin with storage, bath, electric shower over bath, tiling to walls and floor, ladder radiator.

External

To the front a block paved area for off street parking, to the rear a large Westerly facing garden with decking and patio areas, wood enclosure fencing and lawn.

Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 100 Mbps
Mobile: EE>Likely Three> Likely 02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this

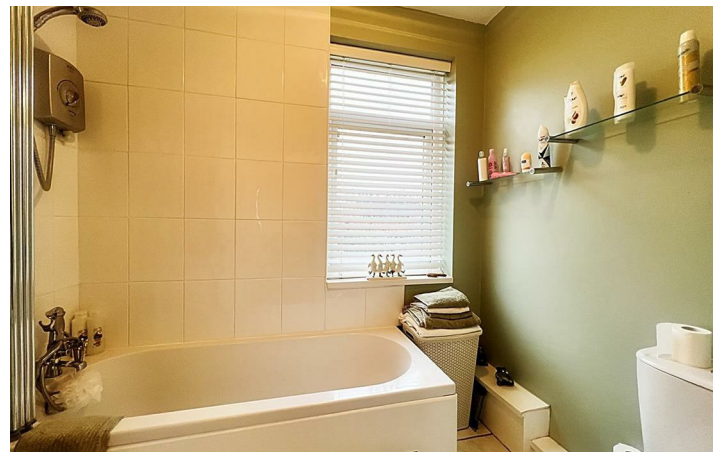
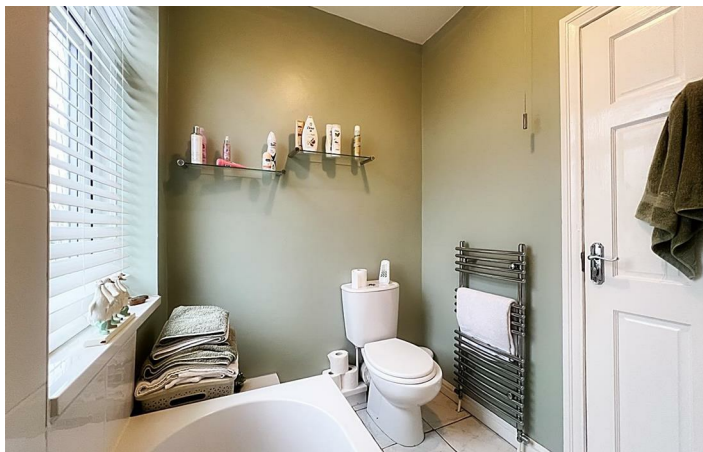
• Off Street Parking

• Ideal Family Home Or First Time Buy

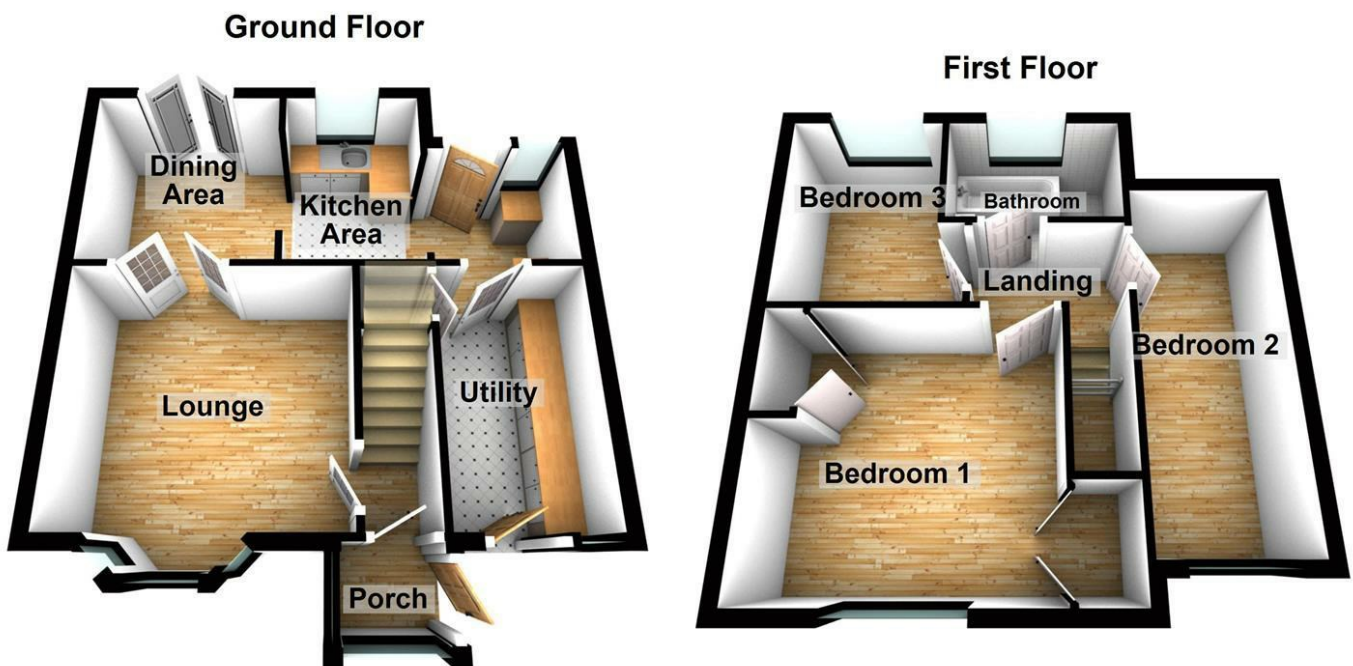
• EPC Rating D information is correct.

Yearly chance of flooding:
Surface water: Very Low Risk
Rivers and the sea: Very Low Risk





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