



31 Purley Close

Howdon, Wallsend, NE28 0QB

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

**** THREE BEDROOM MID TERRACE TOWNHOUSE ** DECEPTIVELY SPACIOUS ** CHAIN FREE ****

OFF STREET PARKING FOR TWO VEHICLES ** WORK AREA ** BATHROOM & ADDITIONAL WC **

CLOSE TO LOCAL AMENITIES - SCHOOLS AND EXCELLENT ROAD LINKS ** GARDEN TO REAR **

**** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C ****

Price £159,950



- Three Bedroom Townhouse
- Chain Free
- Freehold
- Downstairs WC
- Storage/Work Area
- Council Tax Band A
- Parking For Two Cars
- Great Family Home
- Energy Rating C

Hallway

Double glazed entrance door, laminate flooring, stairs to the first floor landing, radiator.

WC

4'5" x 3'0" (1.35 x 0.91)

Low level WC, wash hand basin with built under storage, tiling to floor.

Kitchen

14'4" x 9'7" (4.37 x 2.91)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher, single drainer sink unit.

Laminate flooring, double glazed sliding doors leading out to the rear garden, radiator.

First Floor Landing

Double glazed window, storage cupboard, stairs to the second floor landing.

Lounge

23'1" x 15'0" max 12'0" min (7.04 x 4.56 max 3.66 min)

Double glazed windows, feature fireplace with living flame effect gas fire, radiators.

Second Floor Landing

Access to bedrooms and bathroom. Access to the loft which has ladders, lighting and is partially boarded.

Bedroom 1

10'10" x 13'7" (3.30 x 4.14)

Double glazed window, radiator.

Bedroom 2

12'2" x 9'1" (3.71 x 2.77)

Double glazed window, radiator.

Bedroom 3

10'9" x 7'1" (3.28 x 2.16)

Double glazed window, radiator.

Bathroom

Comprising; bath with shower over, WC and wash hand basin with built-in furniture surrounding. Double glazed window, tiling to walls.

External

Externally the front is paved providing parking space for two vehicles and access to the garage, this has been divided to provide a separate work area and can only be used for storage There is a lovely private garden to the rear which is laid to lawn, has planted beds and a patio area.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 220Mbps

Mobile: EE>Likely Three> Likely
02>Likely Vodafone>Limited

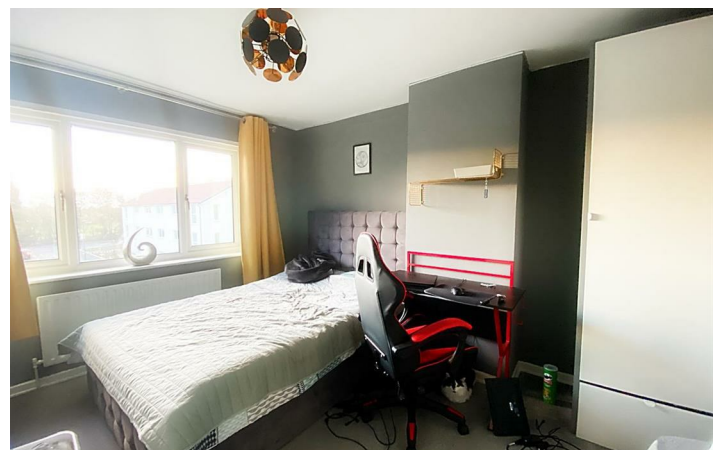
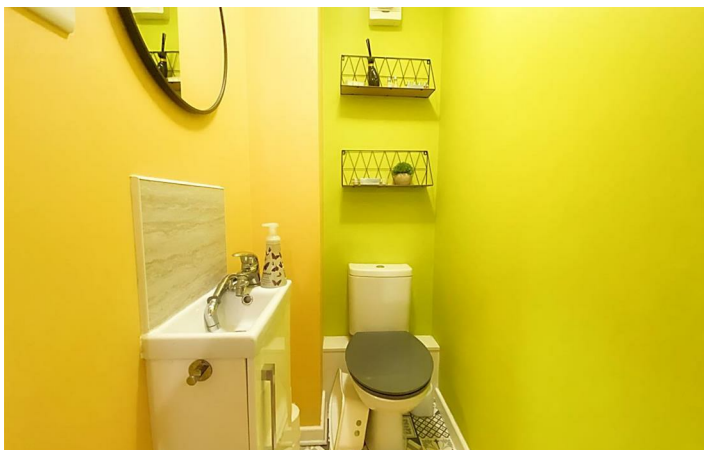
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: 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 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		83
(81-91) B		
(69-80) C	69	
(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