



## 364 Station Road , Wallsend, NE28 8DU

**\*\* THREE BEDROOM TERRACED HOUSE \*\* OFF STREET PARKING \*\* GREAT FIRST TIME BUY \*\***

**\*\* CLOSE TO SHOPS, BUS SERVICES & ROAD LINKS \*\* SPACIOUS BREAKFASTING KITCHEN\*\***

**\*\* DRIVEWAY PARKING TO FRONT AND GARDEN TO REAR \*\* SEPARATE SHOWER ROOM UPSTAIRS \*\***

**\*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\***

**Offers Over £155,000**



- Three Bedroom Terraced House
- Great First Buy
- Downstairs Bathroom & Shower Room Upstairs
- Close to Local Amenities & Transport Links
- Good Size Rear Garden
- Freehold - Energy Rating C
- Breakfasting Kitchen With Integrated Fridge and Freezer
- Driveway Parking
- Council Tax Band A information is correct.

#### Entrance

Composite entrance door providing access into the hall. Access into the lounge. Staircase leading to the first floor, radiator.

#### Lounge

11'9" x 14'3" (3.59 x 4.35)

Double glazed bow window. Feature fire surround with fire inset, access into the breakfasting kitchen, radiator. Laminate flooring

#### Breakfasting Kitchen

9'10" x 12'4" (3.00 x 3.75)

Double glazed windows and door leading to rear garden. Range of wall and floor units, countertops, sink, built in gas hob, oven, extractor hood and integrated fridge/freezer.

Radiator. Access into the ground floor bathroom. Tiled floor.

#### Bathroom

9'9" x 6'4" (2.96 x 1.94)

Double glazed window, radiator, bath, shower cubicle, WC and hand wash basin. Tiled walls and floor.

#### Shower Room

6'0" x 2'9" (1.83 x 0.83)

Double glazed window, radiator, WC, hand wash basin, shower cubicle, double glazed window to the rear elevation.

13'9" x 11'4" (4.19 x 3.45)  
Double glazed window, radiator.

#### Bedroom Two

8'11" x 12'9" (2.71 x 3.88)

Double glazed window, radiator.

#### Bedroom Three

10'0" x 7'5" (3.04 x 2.27)

Double glazed window, radiator and built in cupboard.

#### External

There is a paved driveway to the front of the property. To the rear there is a garden with a fenced perimeter and gated access. There is the added benefit of a shed with electrics.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Likely Three>

Limited 02>Limited

Vodafone>Limited

Outdoor : EE>Likely Three> Likely

02>Likley Vodafone>Likely

#### Flood Risks

At the time of marketing this





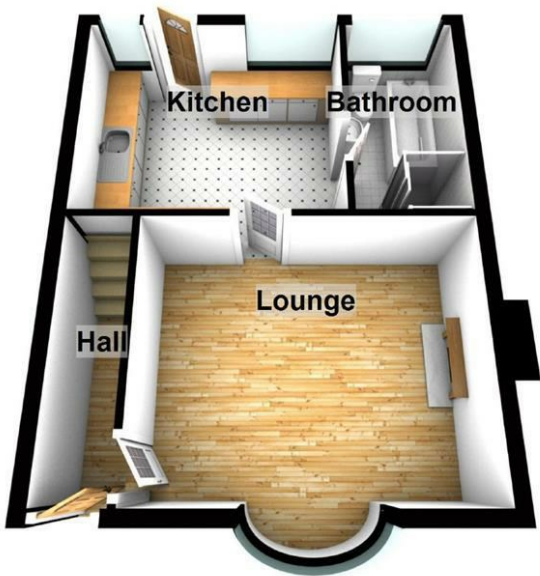




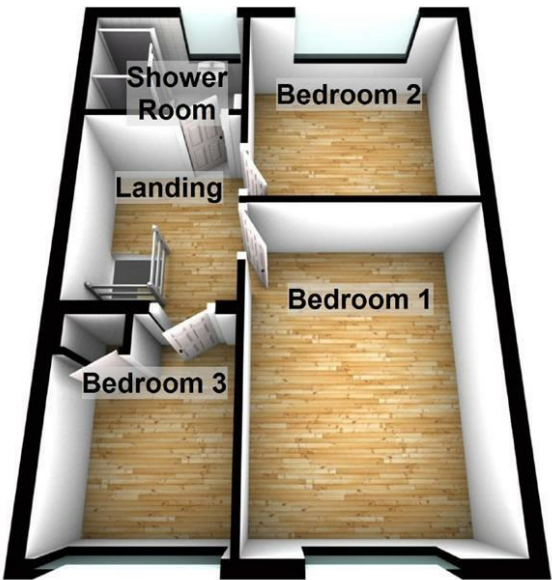


Floor Plan

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 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		85
(81-91) B		
(69-80) C	72	
(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	