



1 Church View , Wallsend, NE28 6PS

** 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. **

** TWO BEDROOM SEMI DETACHED HOUSE ** DOUBLE GARAGE & DRIVEWAY ** CONSERVATORY **

** GREAT FIRST TIME BUY ** TWO DOUBLE BEDROOMS ** GENEROUS CORNER PLOT **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** COUNCIL TAX BAND A **

** ENERGY RATING C ** FREEHOLD **

Offers Around £185,000



- Two Bedroom Semi Detached House
- Generous Corner Plot
- Council Tax Band A
- Double Garage & Parking
- Great First Time Buy
- Energy Rating C
- Conservatory
- Close to Local Amenities, Schools and Transport Links
- Freehold

Entrance

Composite door into hallway, stairs to first floor and access to Lounge.

Lounge

14'6" x 12'10" (4.43 x 3.93)

Doble glazed window, radiator, access to kitchen

Kitchen/Breakfast room

12'10" x 10'9" (3.93 x 3.29)

Double glazed window, range of wall and floor units, counter tops, sink, built in cooker and hob and plumbed for washing machine, radiator. laminate flooring and French doors leading into conservatory.

Conservatory

10'7" x 8'5" (3.25 x 2.59)

Double glazed, radiator, laminate flooring and access into rear garden.

Landing

Double glazed window.

Bedroom 1

12'10" max x 12'5" (3.93 max x 3.79)

Two double glazed windows, radiator, cupboard

Bedroom 2

11'3" x 7'9" (3.43 x 2.37)

Double glazed window, radiator.

Bathroom

8'0" x 4'11" (2.45 x 1.50)

Double glazed window, radiator, part tiled walls, bath WC, wash hand basin, bath with overhead shower.

External

To the rear there is a good size garden and to the front double garage and driveway.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: EE>Limited Three> Limited

02>Limited Vodafone>Limited

Outdoor EE>Likely Three> Likely

02>Likley Vodafone>Likely

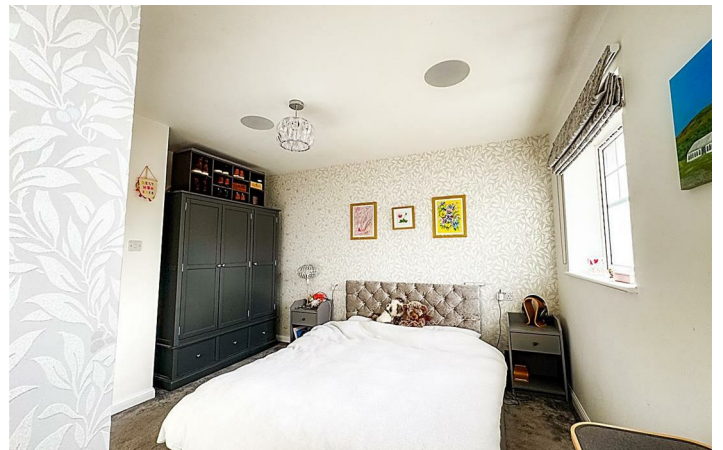
Flood Risks

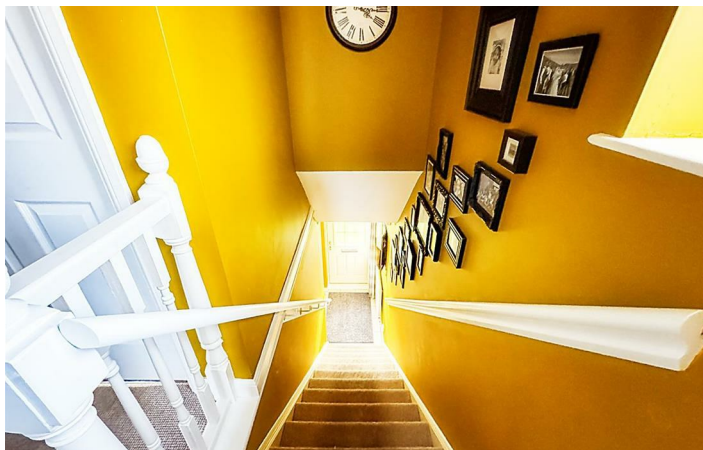
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Yearly chance of flooding:

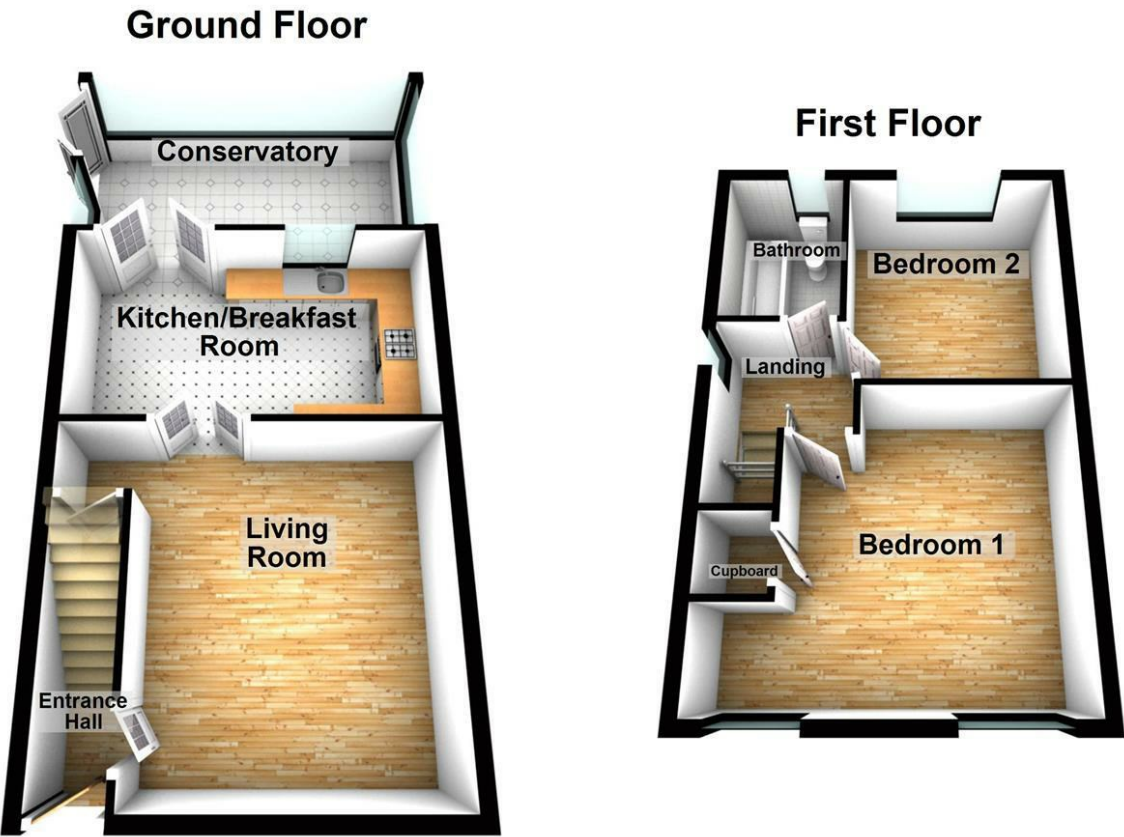
Rivers and the sea: Very Low

Surface water: Very Low





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		88
(81-91) B		
(69-80) C	73	
(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	