



47 Praetorian Drive , Wallsend, NE28 6RQ

** 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 END TERRACE HOUSE ** IDEAL FIRST TIME BUY ** OFF STREET PARKING **

** LOVELY PRIVATE GARDEN TO REAR ** CLOSE TO LOCAL AMENITIES & NEARBY METRO STAION **

** BUILDERS PART EXCHANGE SCHEME ** 999 YEAR LEASE FROM 1996 ** COUNCIL TAX BAND A **

** ENERGY RATING D **

Price £139,950



- Two Bedroom End Terrace House
- Ideal First Time Buy
- Off Street Parking To Front
- Lovely Private Garden To Rear
- Close To Amenities
- Builders Part Exchange Scheme
- 999 Year Lease from 1996
- Council Tax Band A
- Energy Rating D

Entrance Lobby

Double glazed entrance door, laminate flooring, inner door leading into the lounge.

Lounge

12'11" x 12'11" (3.96 x 3.95)

Double glazed bow window, stairs to the first floor landing with storage cupboard under, laminate flooring, radiator.

Kitchen/Diner

12'10" x 8'2" (3.93 x 2.50)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, laminate flooring, radiator and sliding patio doors to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

11'2" max into alcove x 10'1" (3.41 max into alcove x 3.08)

Double glazed windows, cupboard, laminate flooring, radiator.

Bedroom 2

11'1" x 6'7" (3.40 x 2.02)

Double glazed window, fitted sliding door wardrobes, laminate flooring, radiator.

Bathroom

7'11" x 6'2" max (2.42 x 1.89 max)

Bath with shower over, WC and wash hand basin. Double glazed window, laminate flooring, radiator.

External

Externally there is a lawned garden to the front together with space for off street parking. There is a lovely private garden to the rear that has two decked patios, lawn and a shed for storage.

Lease Information

The property has a 999 year lease dated from 01/01/1996 ground rent is £50 per annum.

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

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low.

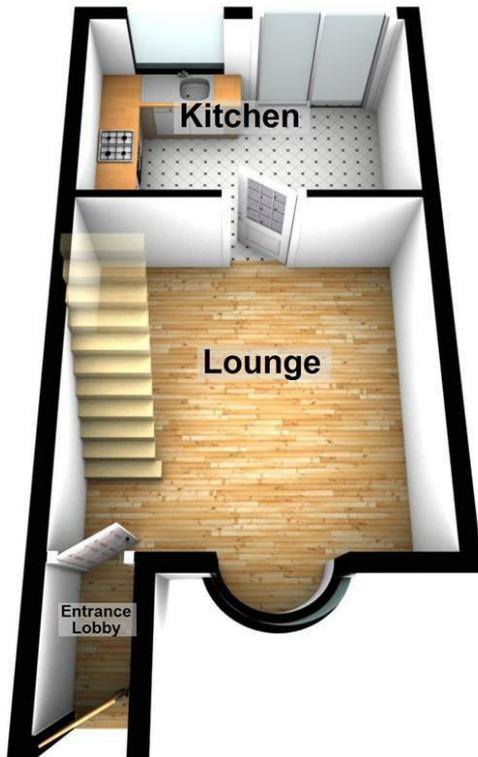
Surface water: Very low.





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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	