



31 Hunters Court , Wallsend, NE28 7NZ

** THREE BEDROOM TERRACED HOUSE ** CHAIN FREE ** READY TO MOVE INTO **

** SEPARATE GARAGE AND PARKING TO REAR ** DRIVEWAY PARKING ** LOVELY REAR GARDEN **

** CLOSE TO WALLSEND VILLAGE GREEN ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS **

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

Offers Over £190,000



- Three Bedroom Terraced House
- Great First Buy
- Council Tax Band B
- Chain Free
- Close to Richardson Dees Park and Wallsend Village Green
- Energy Rating C
- Ready to Move Into
- Separate Garage
- Freehold

Entrance

Double Glazed Door opening in to lounge

Lounge

14'6" x 14'6" (4.44 x 4.42)

Double glazed bow window, radiator wood flooring, stairs leading to first floor

Kitchen/Diner

14'6" x 8'10" (4.44 x 2.71)

Double glazed window, French Doors to rear garden, radiator, range of wall and floor units with counter tops, sink, gas hob, oven with extractor hood.

Bathroom

6'2" x 6'1" (1.88 x 1.86)

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

Bedroom 1

12'11" max x 7'3" (3.94 max x 2.22)

Double Glazed window, radiator, laminate flooring, sliding door wardrobe.

Bedroom 2

10'9" x 7'10" (3.29 x 2.41)

Double window, radiator, laminate flooring.

Bedroom 3

9'0" x 6'4" (2.75 x 1.95)

Double glazed window, radiator, laminate flooring.

Garage

Separated garage in block to rear of property.

External

To the front there is driveway parking and garden to rear with separate garage in block.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Indoor Mobile: EE>Limited Three>

Likely 02>Likely Vodafone>Likely

Outdoor Mobile: EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Para - Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

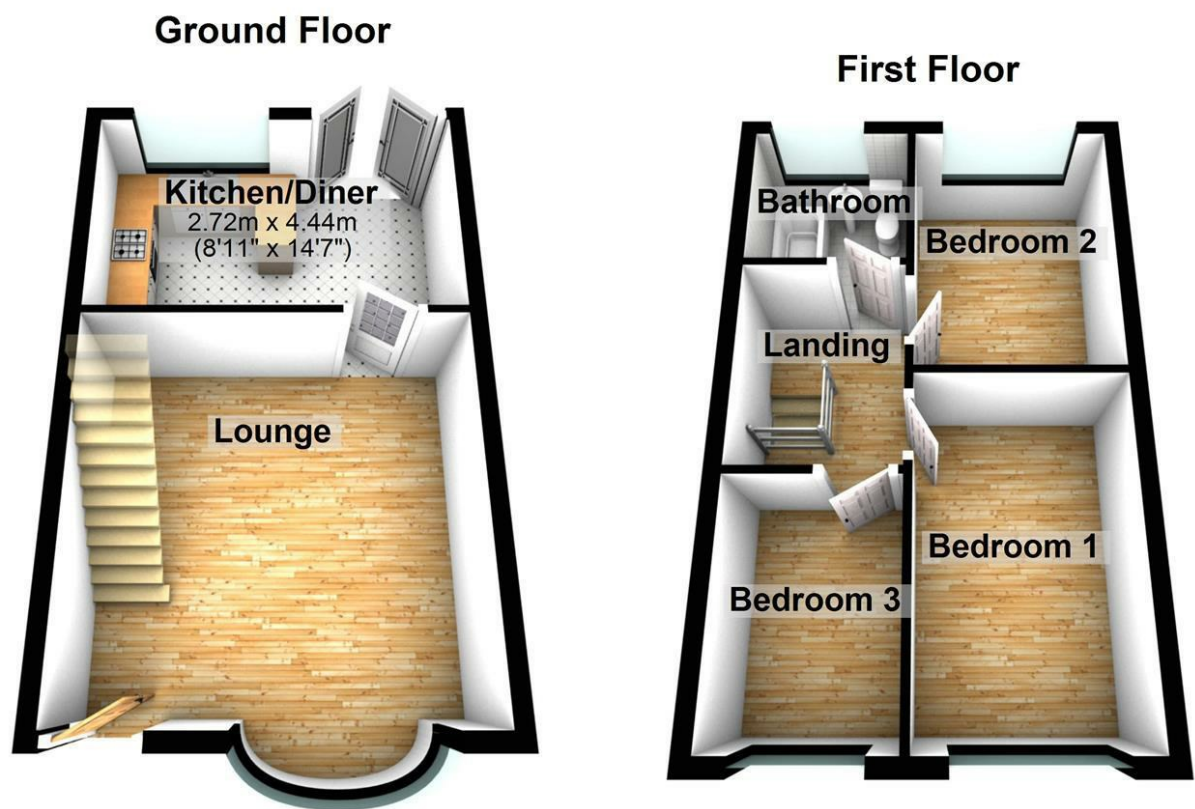
Rivers and the sea: Very Low

Surface water: Very Low





Floor Plan



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	71	
(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