



## 29 Eastern Terrace

East Howdon, Wallsend, NE28 0JW

**\*\* THREE BEDROOM MID TERRACE HOUSE \*\* BEAUTIFULLY PRESENTED & READY TO MOVE INTO \*\***

**\*\* EXCELLENT ROAD LINKS TO THE A19 & THE TYNE TUNNEL \*\* TWO RECEPTION ROOMS \*\***

**\*\* MODERN REFITTED BATHROOM \*\* BOARDED LOFT WITH POWER POINTS \*\* CHAIN FREE \*\***

**\*\* FANTASTIC FIRST TIME BUY \*\* PRIVATE YARD TO REAR \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\***

**\*\* ENERGY RATING TBC \*\***

**Price £120,000**



- Three Bedroom Mid Terrace House
- Two Reception Rooms
- Modern Refitted Bathroom
- Beautifully Presented Throughout
- Private Yard To Rear
- Fantastic First Time Buy
- Freehold
- Council Tax Band A
- Energy Rating TBC

### Entrance Lobby

Composite entrance door, laminate flooring, coving to ceiling, inner door leading into the hallway.

### Hallway

Stairs to the first floor landing, coving to ceiling, laminate flooring, radiator.

### Lounge

13'7" x 12'2" + bay (4.15 x 3.72 + bay)

Double glazed bay window, laminate flooring, coving and rose to ceiling, radiator.

### Dining Room

13'10" x 13'6" (4.24 x 4.14)

Double glazed window, storage cupboard, laminate flooring, radiator.

### Kitchen

17'11" x 6'3" (5.47 x 1.93)

Fitted with a range of base units with work surfaces over and sink unit.

Double glazed windows, radiator and double glazed door leading to the rear yard.

### Landing

Storage cupboard and access to the loft which is boarded and has pull down ladders, lighting and power points. ladders,

### Bedroom 1

13'11" x 10'7" into robe (4.26 x 3.23 into robe)

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

### Bedroom 2

12'7" x 10'7" (3.85 x 3.23)

Double glazed window, laminate flooring, radiator.

### Bedroom 3

10'4" x 6'2" (3.15 x 1.89)

Double glazed window, laminate flooring, radiator.

### Bathroom

8'8" x 6'1" (2.65 x 1.87)

Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding. Double glazed window, panelling to walls, cupboard and ladder style radiator.

### External

Externally there is a small area to the front. To the rear there is a private yard which is resin bound, and there is also a gazebo.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further

information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available  
Speeds: Download: 1000 Mbps  
Upload: 1000 Mbps  
Mobile Indoor: EE - Likely Three - Likely 02 - Likhley Vodafone - Likely  
Mobile Outdoor: EE - Likely Three - Likely 02 - Likhley Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

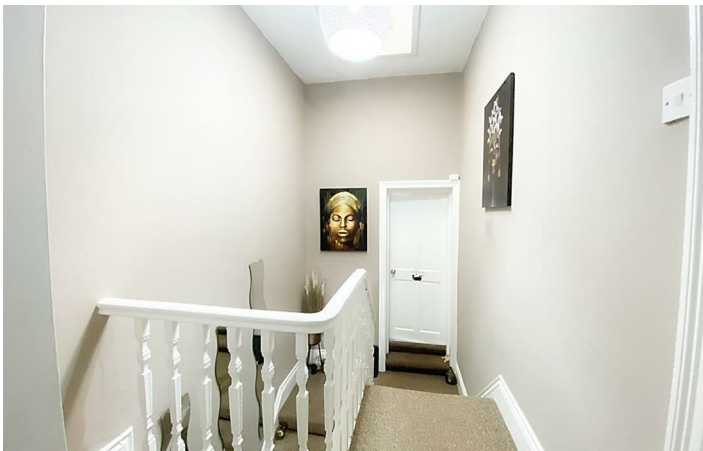
Traditional - Non Standard Construction.

This information must be confirmed via our surveyor.

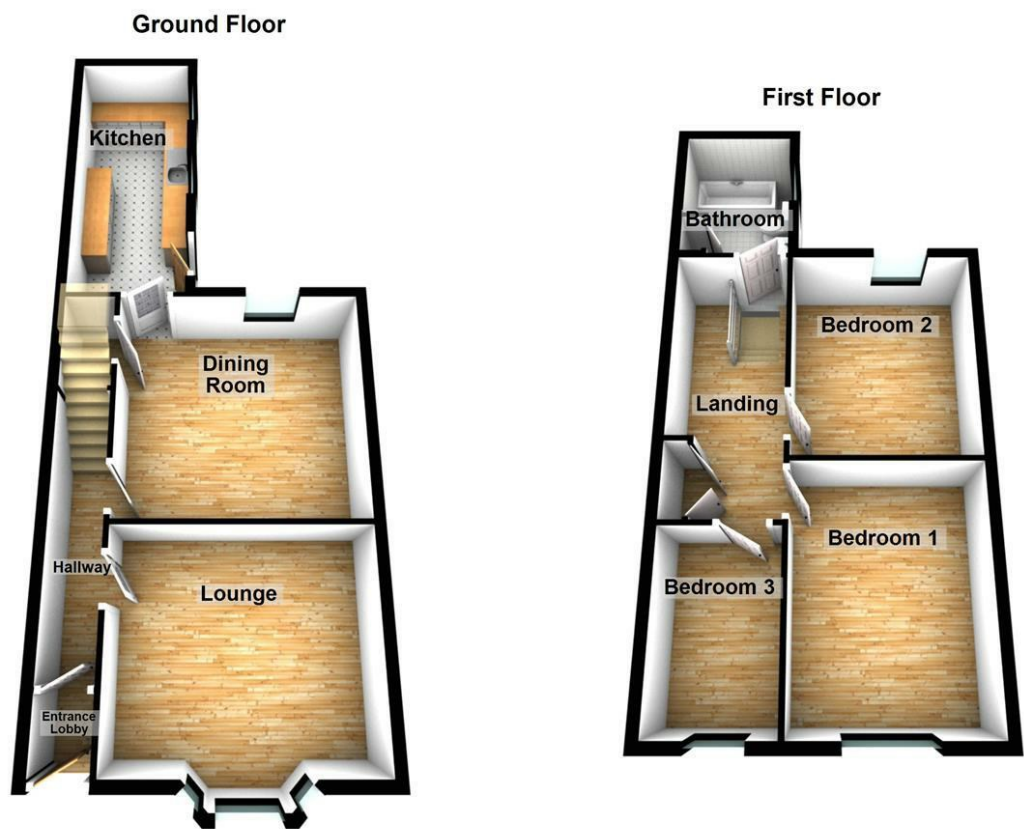








Floor Plan



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