



## 71 Richardson Street , Wallsend, NE28 7PR

\*\* SUPPERB END TERRACE HOUSE ARRANGED OVER THREE FLOORS \*\* THREE DOUBLE BEDROOMS \*\*

\*\* SPACIOUS KITCHEN/DINING ROOM \*\* STUDY \*\* STORAGE/UTILITY \*\* DOWNSTAIRS WC \*\*

\*\* CLOSE TO SHOPS, RICHARDSON DEES PARK, BUS SERVICES AND METRO STATION \*\*

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

**Price £180,000**



- Three Bedroom End Terrace House
- Situated Over Three Floors
- Superb Kitchen/Diner

- Refitted Bathroom
- Utility/Storage Room With WC
- Close To Local Amenities
- Freehold
- Council Tax Band A
- Energy Rating D

**Porch**  
Double glazed entrance door, double glazed window, door opening to lounge.

**Bedroom One**  
14'6" x 12'11" (4.43 x 3.94)  
Double glazed windows, feature wood flooring, coving to ceiling, radiator.

**Lounge**  
14'4" x 12'9" (4.37 x 3.88)  
Double glazed window, laminate flooring, radiator.

**Inner Lobby**  
Double glazed window, laminate flooring, stairs leading to first floor landing.

**Kitchen/Diner**  
14'10" x 11'7" (4.51 x 3.54)  
Fitted with a range of wall and base units with work surfaces over, 1.5 bowl sink unit, integrated dishwasher, walk in storage cupboard, double glazed window, radiator, laminate flooring.

**Utility/Storage Room**  
15'1" max x 8'7" (4.62 max x 2.62)  
Double glazed windows, fitted with a range of cupboards, vertical radiator, door leading to the rear yard.

**WC**  
Low level WC

**First Floor Landing**  
Access to bedroom one, study and

**Bathroom**  
8'4" x 7'9" (2.54 x 2.36)  
Comprising bath with shower over, wash hand basin and WC. Double glazed window, part tiled walls, tiling to floor, radiator with towel rail.

**Study**  
8'2" x 5'7" (2.49 x 1.71)  
Double glazed window, cupboard, radiator.

**Second Floor Landing**  
Access to bedrooms two and three.

**Bedroom Two**  
13'2" x 9'5" (4.02 x 2.88)  
Double glazed window, cupboard, radiator.

**Bedroom Three**  
13'8" x 7'10" (4.16 x 2.40)  
Double glazed window, cupboard, radiator.

**External**  
Externally there is a small paved

**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>

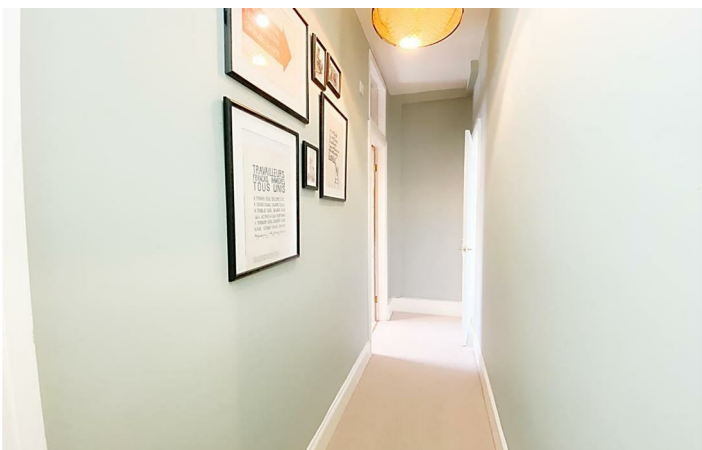
Broadband: Highest available  
Speeds: Download: 1800 Mbps  
Upload: 220 Mbps  
Mobile Indoor: EE - Likely Three - Likely 02 - Limited Vodafone - Limited  
Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

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

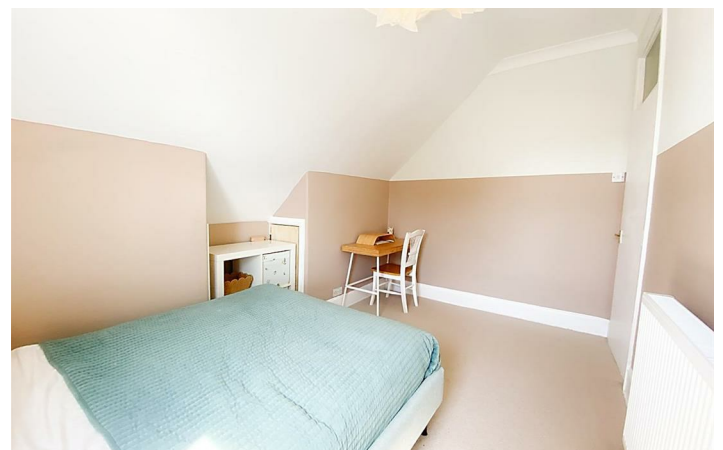
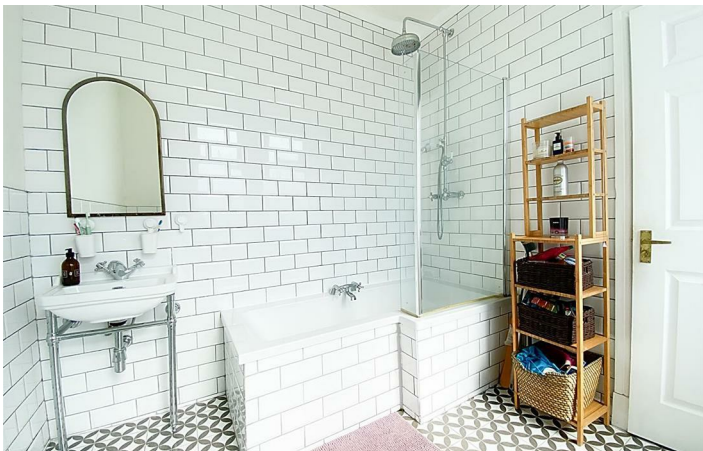
**FLOOD RISK:**  
Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Low.

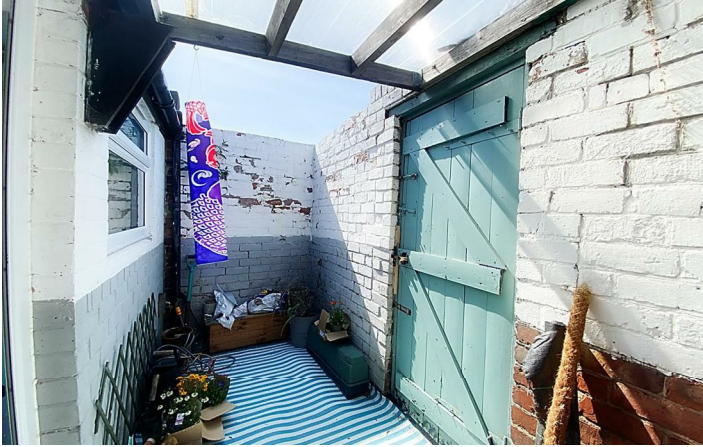
**CONSTRUCTION:**  
Traditional  
This information must be confirmed via our surveyor.













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) A		
(81-91) B		
(69-80) C		
(55-68) D	58	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC