



1 Smeaton Court

Willington Quay, Wallsend, NE28 6RR

**** SUPERB END TERRACE HOUSE ** TWO DOUBLE BEDROOMS ** LOVELY GARDEN TO REAR ****

**** GARAGE & OFF STREET PARKING ** EXCELLENT ROAD LINKS TO THE A19 & TYNE TUNNEL ****

**** METRO STATION 0.5 MILE AWAY ** STUNNING BATHROOM ** FANTASTIC FIRST TIME BUY ****

**** CUL-DE-SAC LOCATION ** COUNCIL TAX BAND A ** ENERGY RATING C ** FREEHOLD ****

Offers Over £130,000



- Two Bedroom End Terrace House
- Lovely Rear Garden
- Freehold
- Beautifully Presented Throughout
- Superb Bathroom
- Council Tax Band A
- Garage & Off Street Parking
- Great First Time Buy
- Energy Rating C

Entrance

Double glazed entrance door with window to the side, inner door leading into the lounge.

Lounge

12'7" x 11'10" (3.86 x 3.61)

Double glazed window, laminate flooring, stairs to the first floor landing, radiator.

Kitchen

8'11" x 11'10" (2.74 x 3.61)

Fitted with a range of floor and wall unit with work surfaces over, and sink. Integrated appliances; gas hob, electric oven, dishwasher, fridge and freezer. Double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

9'4" x 11'10" (2.87 x 3.61)

Double glazed window and radiator.

Bedroom 2

7'6" x 11'10" (2.29 x 3.61)

Double glazed window and radiator.

Bathroom

4'5" x 8'11" (1.37 x 2.74)

Double glazed window and a heated towel rail. Refitted with a

freestanding style bath, hand wash basin and toilet.

Garage & Drive

There is space for off street parking as well as a garage, the garage has lighting, power points, is plumbed for a washing machine and has direct access from the rear garden.

Gardens

There is a low maintenance garden to the front and a lovely garden to the rear which has paved patio areas and decking.

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 - Limited Three -

Limited 02 - Likely Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

We recommend potential

purchasers contact the relevant

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

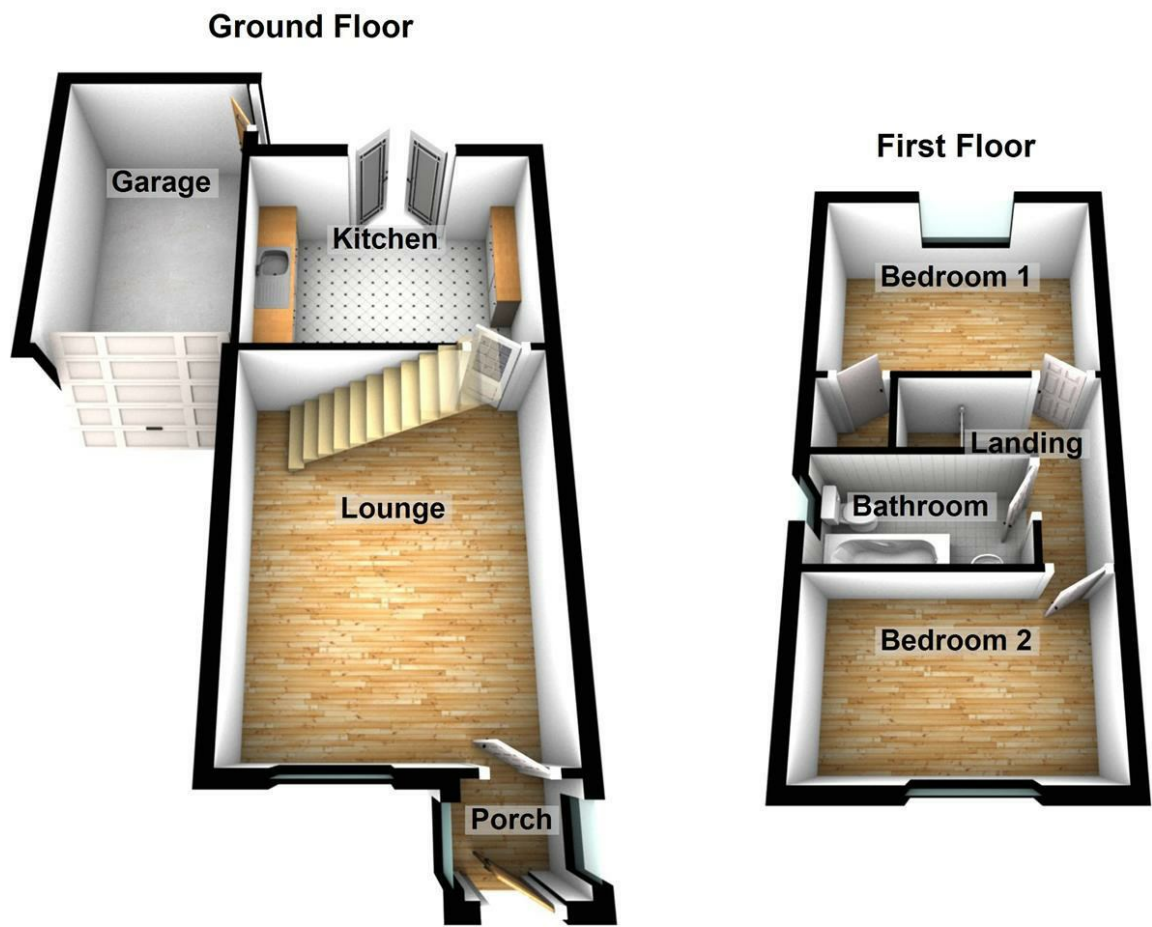
Traditional

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		91
(81-91) B	75	
(69-80) C		
(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