



17 Murray Road

Howdon, Wallsend, NE28 0LZ

**** WEST FACING REAR GARDEN ** FREEHOLD ** THREE BEDROOM SEMI DETACHED HOUSE ****

**** GREAT FIRST BUY ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS ****

****DRIVEWAY PARKING **COUNCIL TAX BAND A **ENERGY RATING TBC **BUILDERS PART EXCHANGE ****

Offers Over £140,000



- Freehold
 - Three Bedroom Semi Detached House
 - Close to Local Amenities and Major Road Links
 - West Facing Rear Garden
 - Great First Buy
 - Driveway Parking
 - Energy Rating TBC
 - Council Tax Band A
 - Builders Part Exchange
- Surface water: Very low.

Entrance Hall

Composite door, into hallway, stairs to first floor and access to lounge

Bedroom 3

8'7" x 7'10" (2.64 x 2.39)
Double glazed window, radiator

CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

Lounge

14'4" x 11'9" (4.37 x 3.59)
Double glazed window, radiator, fire access to rear hallway

External

To the front there is a driveway and lawned garden, to the rear there is garden laid mostly to lawn.

Rear Hallway

9'8" x 3'0" (2.95 x 0.92)
Access to bathroom and kitchen, double glazed door to rear garden

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>

Kitchen

9'11" x 9'8" (3.03 x 2.95)
Double glazed window, range of wall and floor units with countertops, sink, built in oven, gas hob with extractor hood and splashback.

Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 220 Mbps
Mobile Indoor: EE - Likely Three - Limited 02 - Limited Vodafone - Likely

Bathroom

9'2" x 4'9" (2.80 x 1.47)
Double glazed windows, ladder style radiator , WC, wash hand basin, bath with overhead shower.

Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

Bedroom 1

15'3" x 10'5" (4.65 x 3.18)
Double glazed window, radiator and dressing area

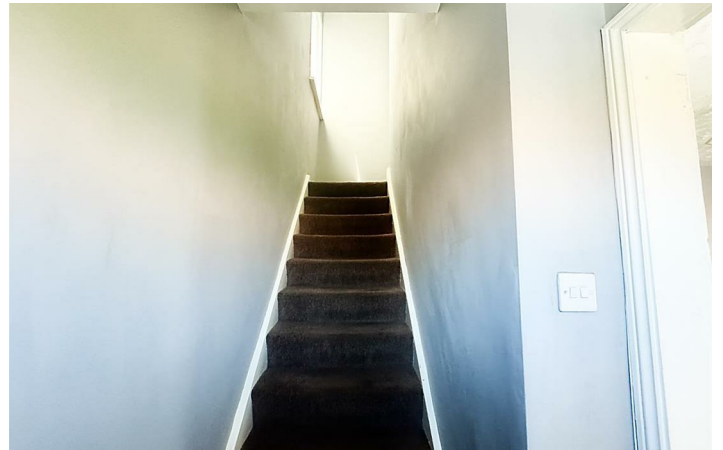
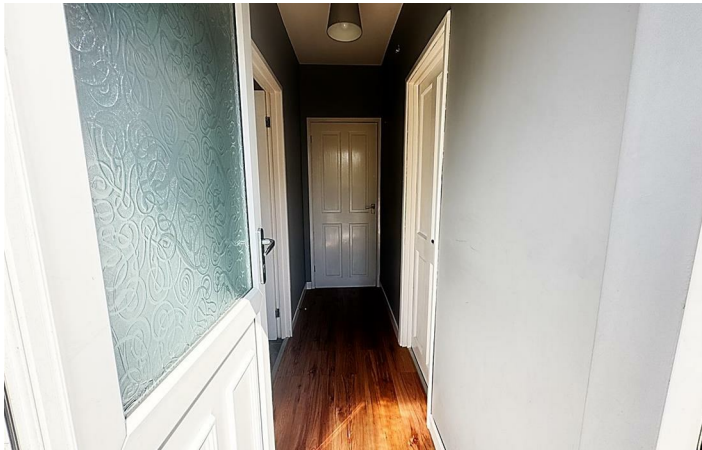
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

Bedroom 2

11'3" x 9'6" (3.44 x 2.91)
Double glazed window, radiator

FLOOD RISK:

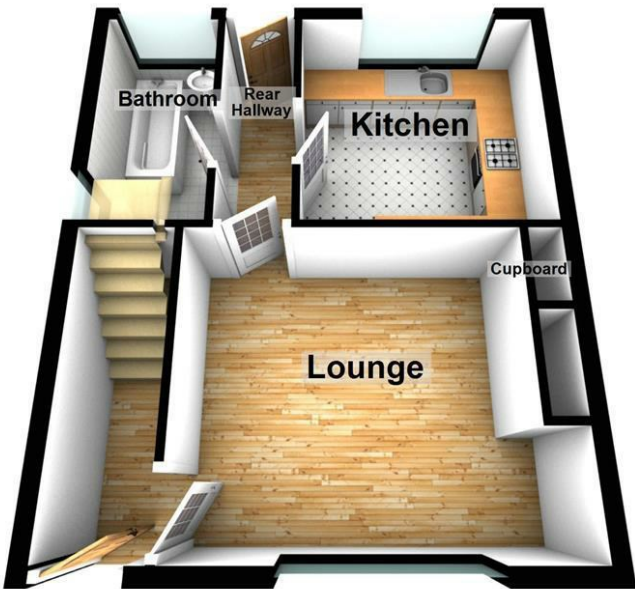
Yearly chance of flooding:
Rivers and the sea: Very low.



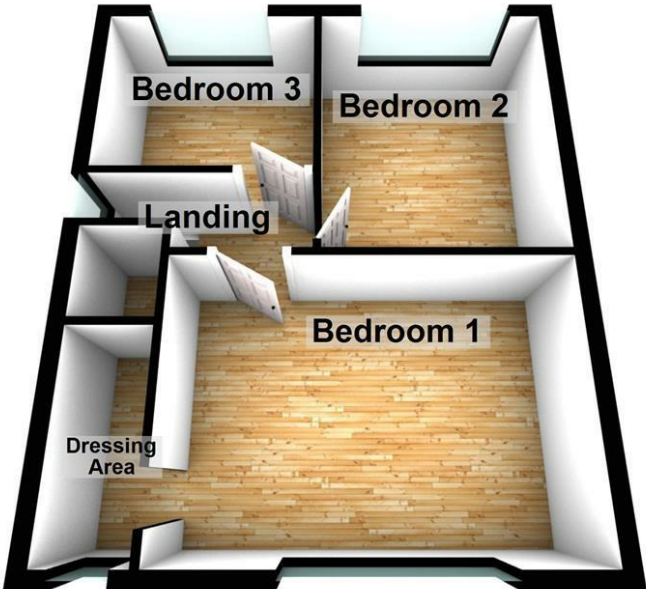


Floor Plan

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 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC