



20 Chester Avenue Rosehill, Wallsend, NE28 7BE

** THREE BEDROOM SEMI DETACHED HOUSE ** GARAGE AND OFF STREET PARKING **

** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** FRONT AND REAR GARDENS **

** CLOSEST METRO HOWDON 0.8 MILES ** COUNCIL TAX BAND A ** ENERGY RATING E **

** LEASEHOLD 999 YEARS FROM 01.04.1935 **

Offers Over £155,000



- Three Bedroom Semi Detached House
- Close to Local Amenities, Schools and Transport Links
- Energy Rating E
- Garage and Off Street Parking
- Front and Rear Garden
- Closest Metro Howdon 0.8 Miles
- Council Tax Band A

Entrance

Double glazed door opening to inner 10'9" to robe x 10'3" (3.30 to robe x lobby, stairs to first floor and access 3.14) to lounge

Stairs to First Floor

Direct to landing

Lounge

12'4" x 11'6" (3.77 x 3.51)

Double glazed window, radiator, inset fire.

Dining Area

9'3" x 8'3" (2.83 x 2.54)

Double glazed window, radiator.

Kitchen

9'3" x 7'8" (2.84 x 2.35)

Double glazed window, radiator, larder with range of wall and floor units with countertops, built in gas oven and hob with extractor hood.

Garage

19'3" x 10'3" (5.89 x 3.14)

Electric roller door.

Landing

Access to bedrooms and bathroom

Bedroom 1

13'10" x 10'6" to robe (4.22 x 3.21 to robe)

Double glazed window, radiator, fitted wardrobes and access to loft

Bedroom 2

Leasehold 999 from 01.04.1935 10'9" to robe x 10'3" (3.30 to robe x 3.14)

Double glazed window, radiator, fitted wardrobes

Bedroom 3

10'3" x 6'11" (3.13 x 2.11)

double glazed window, radiator, fitted wardrobes

Bathroom

6'6" x 5'5" (2.00 x 1.67)

Double glazed window, radiator, WC, wash hand basin, bath with panelled walls.

External

To the from there is off street parking and lawned area. The rear garden is laid mainly to lawn.

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 -

Limited 02 - Likely Vodafone - Likely

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: Very low.

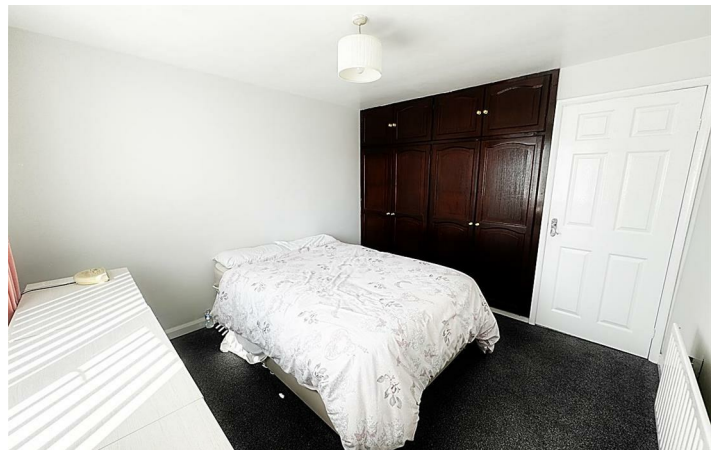
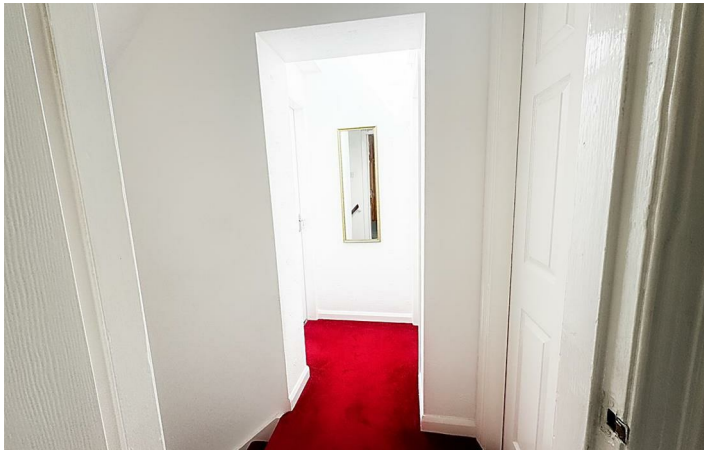
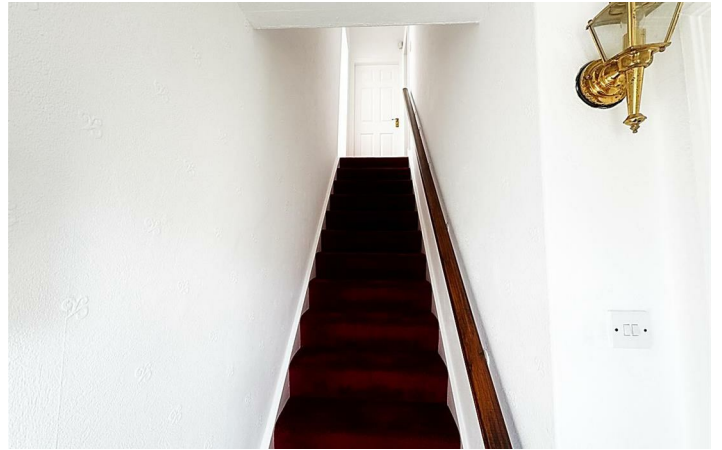
CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

Leasehold

This property has a 999 year lease from 01.04.1935 and we have been advised by the seller the ground rent is £5 per annum. This must be confirmed by your solicitor.





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		82
(81-91) B		
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC