



91 Richardson Street , Wallsend, NE28 7PR

** FREEHOLD ** LOVELY WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE **

** READY TO MOVE INTO ** CLOSE TO RICHARDSON DEES PARK ** GREAT FIRST BUY **

*** EASY ACCESS TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS FOR COMMUTING **

** MASTER BEDROOM WITH EN-SUITE ** "TOWN" GARDEN TO FRONT AND REAR YARD**

** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers In The Region Of £180,000



- Freehold
- En-suite To Master
- Easy access to Local Amenities, Schools and Major Road Links

ENTRANCE

Composite door into entrance lobby, leading into..

HALLWAY

Radiator and access to both reception rooms.

LIVING ROOM

15'2" x 12'9" (4.62 x 3.89)
Double glazed window, radiator, wooden fire surround with a living flame style gas fire.

DINING ROOM

15'2" x 12'9" (4.62 x 3.89)
Double glazed French doors with access to rear yard, radiator, two storage cupboards, wooden fire surround with a living flame style gas fire and access to kitchen

KITCHEN

9'3" x 7'9" (2.82 x 2.36)
Double glazed window, radiator, fitted with a range of floor and wall units, counters and sink, built in oven and gas hob, plumbed for washing machine, access to bathroom.

BATHROOM

11'5" x 6'11" (3.50 x 2.11)
Double glazed window, radiator, fully tiled walls, fitted with a white corner bath with mixer shower tap, WC and wash hand basin.

- Three Bedroom Mid Terraced House
- Great First Buy
- Council Tax Band A

STAIRS TO FIRST FLOOR

Double glazed window leading onto landing

LANDING

Loft access, storage

BEDROOM 1

14'1" x 9'8" (4.29 x 2.95)
Double glazed window, radiator, access to en-suite shower room.

EN-SUITE

4'0" 29'6" x 8'0" (1.22 9 x 2.44)
Tiled walls, laminate flooring, heated towel rail, WC, wash hand basin and shower cubicle.

BEDROOM 2

9'3" x 9'8" (2.82 x 2.95)
Double glazed window, radiator.

BEDROOM 3

9'9" plus recess x 6'3" (2.97 plus recess x 1.91)
Double glazed window, radiator.

EXTERNAL

To the front, there is a block paved "town" style garden and to the rear there is an enclosed and private courtyard.

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>

- Well Presented and Ready to Move into
- Close to Richardson Dees Park
- Energy Rating TBC

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor

Three-UK- Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

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

FLOOD RISK:

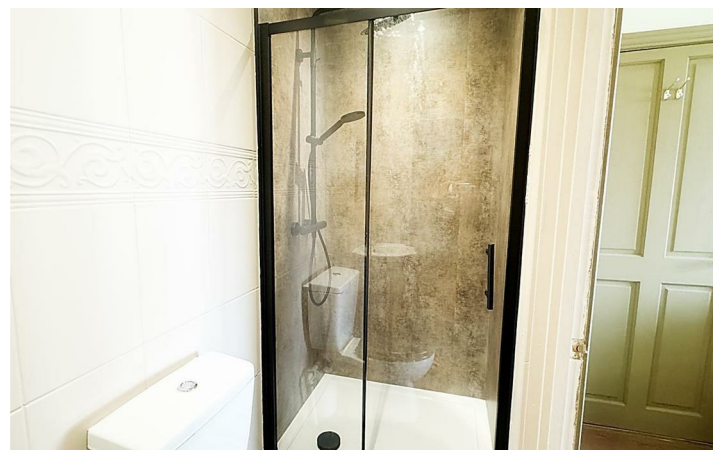
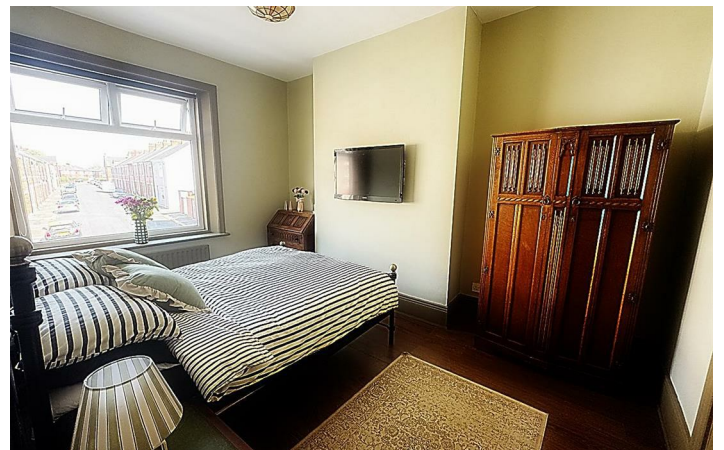
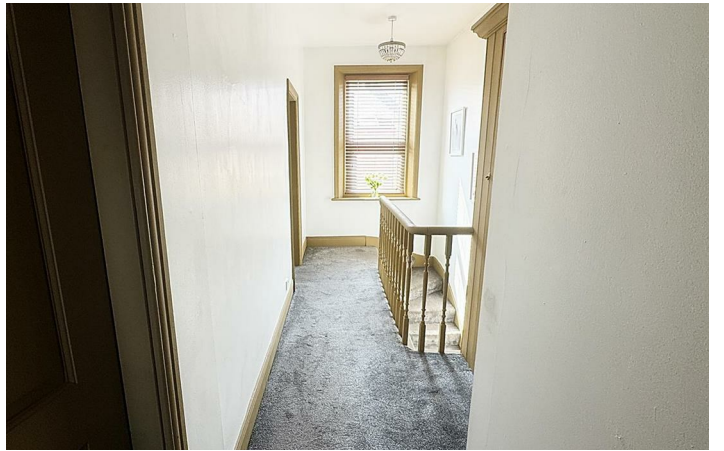
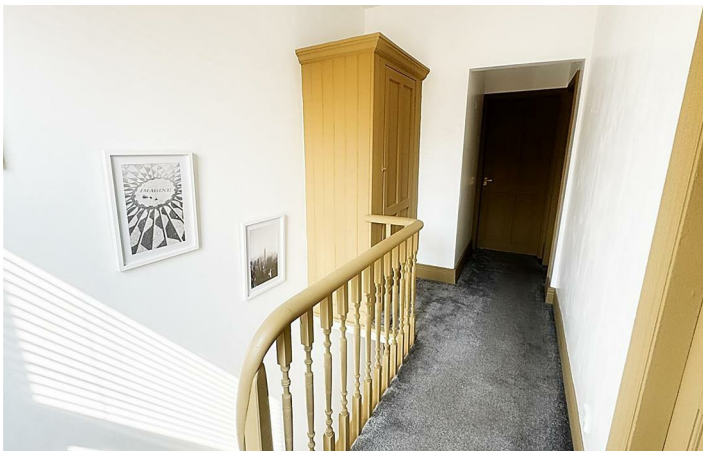
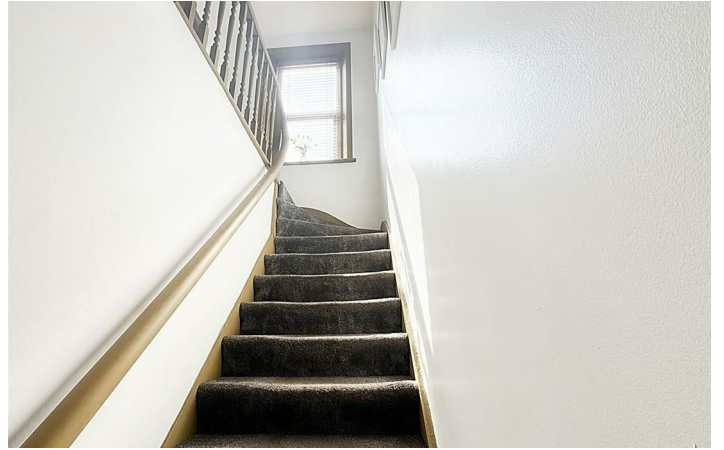
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

CONSTRUCTION:

Traditional.

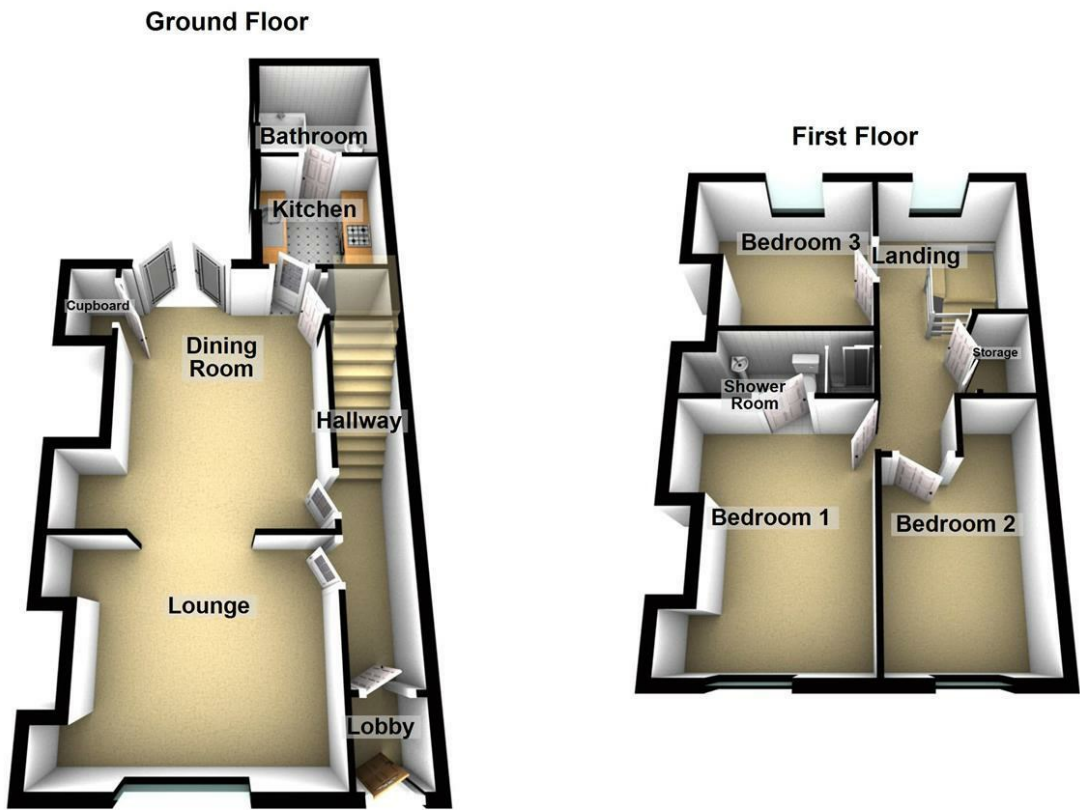
This information must be confirmed via your surveyor and legal representative.







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	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		