

## 136 Park Road , Wallsend, NE28 7QR

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 4PM on 10.10.2025\*\*

\*\* THREE BEDROOM MID TERRACE HOUSE \*\* CHAIN FREE \*\* TWO RECEPTION ROOMS \*\*

\*\* CLOSE TO RICHARDSON DEES PARK \*\* SPACIOUS ACCOMMODATION \*\* UPDATING REQUIRED \*\*

**Price £155,000**



- Three Bedroom Mid Terrace House
- Close To Local Amenities
- Freehold
- Two Reception Rooms
- Private Yard To Rear
- Council Tax Band B
- Spacious Kitchen
- Chain Free
- Energy Rating D

#### Hallway

Double glazed composite entrance door, stairs to the first floor landing, radiator.

#### Lounge

13'5" + bay x 12'5" (4.11 + bay x 3.80)  
Double glazed bay window, coving to ceiling, radiator.

#### Dining Room

14'6" x 12'4" (4.43 x 3.78)  
Double glazed window, fireplace, coving to ceiling, radiator.

#### Kitchen

20'2" x 8'9" (6.15 x 2.68)  
Double glazed windows, wall and base units, integrated oven and hob, sink unit, storage cupboard, radiator and external door to the rear yard.

#### Landing

Access to bedrooms and bathroom.

#### Bedroom 1

15'10" x 13'8" (4.83 x 4.18)  
Double glazed window, coving to ceiling, radiator.

#### Bedroom 2

14'7" x 9'3" (4.47 x 2.84)  
Double glazed window, radiator.

#### Bedroom 3

9'4" x 8'9" (2.87 x 2.68)  
Double glazed window, radiator.

#### Bathroom

9'3" x 5'10" (2.82 x 1.78)  
Comprising; shower, WC and wash hand basin. Double glazed windows, tiling to walls, ladder style radiator.

#### External

Externally there is a small town garden to the front and a private yard to the rear.

#### 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>

EE-L Good outdoor and in-home

O2-Good outdoor and in-home

Three-UK-Good outdoor and in-home

Vodafone\_Good outdoor and in-home

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

#### FLOOD RISK:

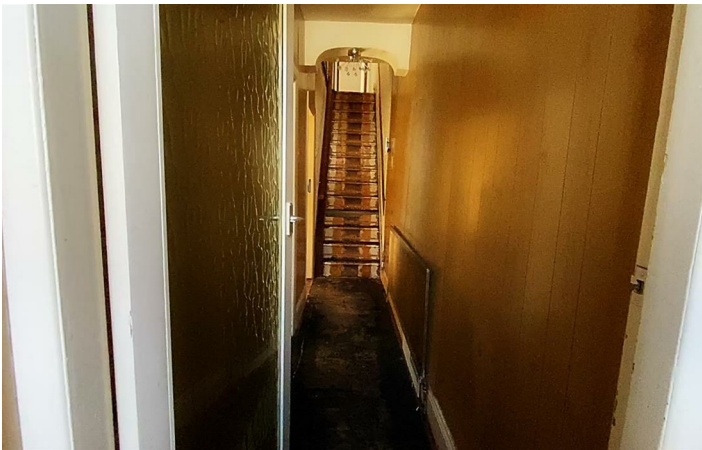
Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

#### CONSTRUCTION:

Traditional - Non Standard Construction.

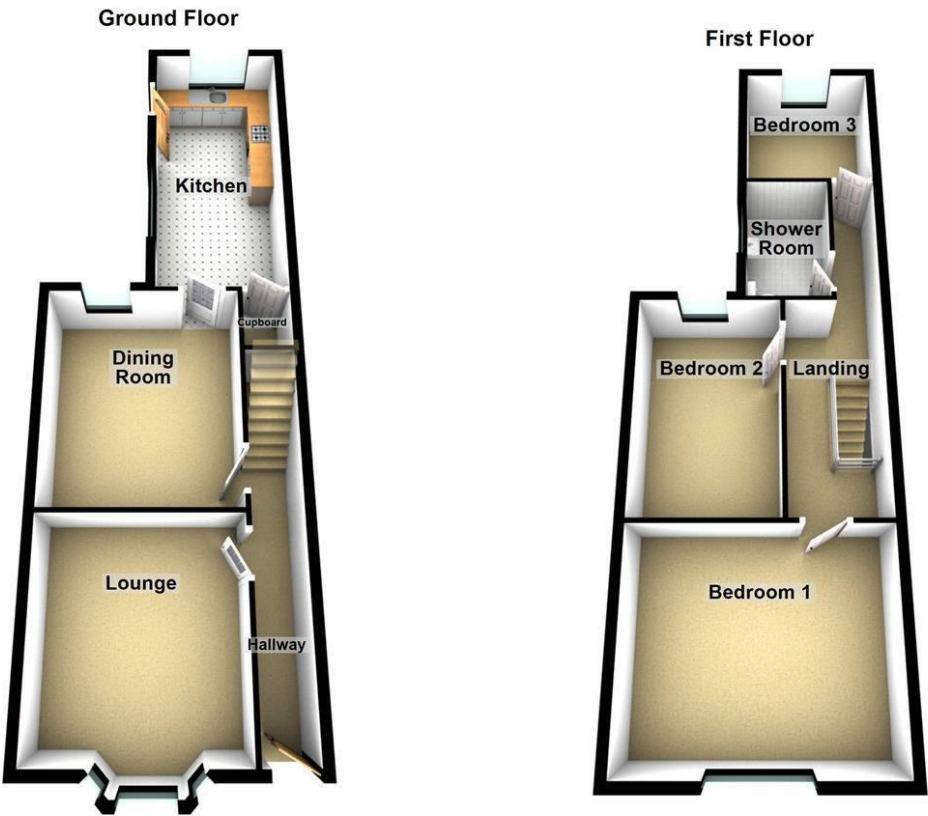
This information must be confirmed via your surveyor and legal representative.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC