



67 Hotspur Road

Sunholme Estate, Wallsend, NE28 9HJ

**** THIS PROPERTY WILL BE SOLD AS FREEHOLD ****

** NICELY POSITIONED WITH GRASSED AREA TO FRONT & THE RISING SUN COUNTRY PARK **

** THREE BEDROOM MID TERRACE HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **

** GARAGE IN NEARBY BLOCK ** RECENTLY REFITTED MODERN KITCHEN & BATHROOM **

** GARDENS FRONT & REAR ** GREAT FIRST BUY ** COUNCIL TAX BAND B ** ENERGY RATING C **

** The Vendor is in the process of buying the freehold the property will be sold as freehold.

Offers Over £180,000



- Three Bedroom Mid Terrace House
- Beautifully Presented Throughout
- Modern Refitted Kitchen & Bathroom
- Overlooking Grassed Area To Front
- Garage In Nearby Block
- Close To The Rising Sun Country Park

• Freehold On Completion Of A Sale

Entrance

Double glazed entrance door, laminate flooring.

Lounge

16'0" x 14'9" (4.88 x 4.52)

Double glazed bow window, stairs to the first floor landing with storage cupboard under, radiator.

Kitchen/Diner

14'10" x 8'6" (4.53 x 2.61)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, wood effect herringbone flooring, double glazed French doors leading out to the rear garden.

Landing

Storage cupboards.

Bedroom 1

11'8" to robe x 8'4" (3.58 to robe x 2.55)

Double glazed window, fitted sliding door wardrobes, radiator.

Bedroom 2

10'9" x 8'3" (3.28 x 2.53)

Double glazed window, panelling to walls, radiator.

• Council Tax Band B

Bedroom 3

8'7" x 6'2" (2.62 x 1.89)

Double glazed window, laminate flooring, radiator.

Bathroom

6'1" x 5'8" (1.87 x 1.74)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator.

Garage

There is a single garage situated in a nearby block.

External

Externally there is a garden to the front which is laid to lawn. The rear garden has lawn, a fenced perimeter and a rear access gate.

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-Good outdoor and in-home

O2-Variable outdoor

Three-Good outdoor

Vodafone_Good outdoor

• Energy Rating C

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.

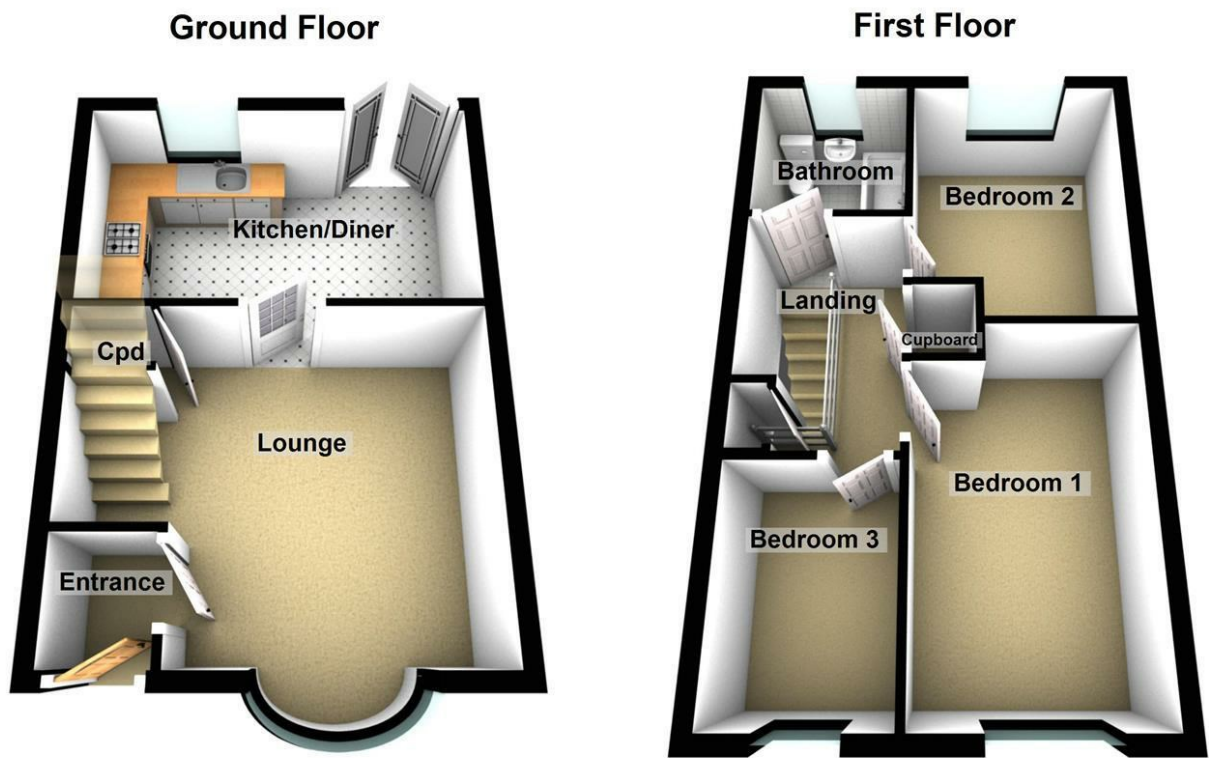
Lease/Freehold Information

The property currently has a 99 year lease dated from 01/03/1975. The vendor is currently in the process of buying the freehold. The property will be sold as freehold on completion of a sale.





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		86
(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 