

67 Hotspur Road Sunholme Estate, Wallsend, NE28 9HJ

** 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. **

**** 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 **

Offers Over £180,000



- Three Bedroom Mid Terrace House
- Overlooking Grassed Area To Front
- 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.
- Beautifully Presented Throughout
- Garage In Nearby Block
- Council Tax Band B
Bedroom 3
8'7" x 6'2" (2.62 x 1.89)
Double glazed window, laminate flooring, radiator.
- Bathroom**
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
- Modern Refitted Kitchen & Bathroom
- Close To The Rising Sun Country Park
- 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

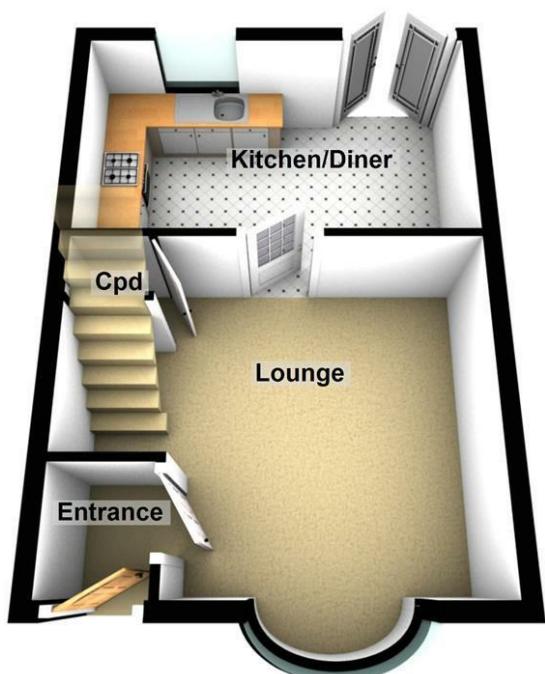
The property currently has a 99 year lease dated from 01/03/1975. The vendor is currently in the process of buying the freehold. The property will be sold as freehold on completion of a sale.



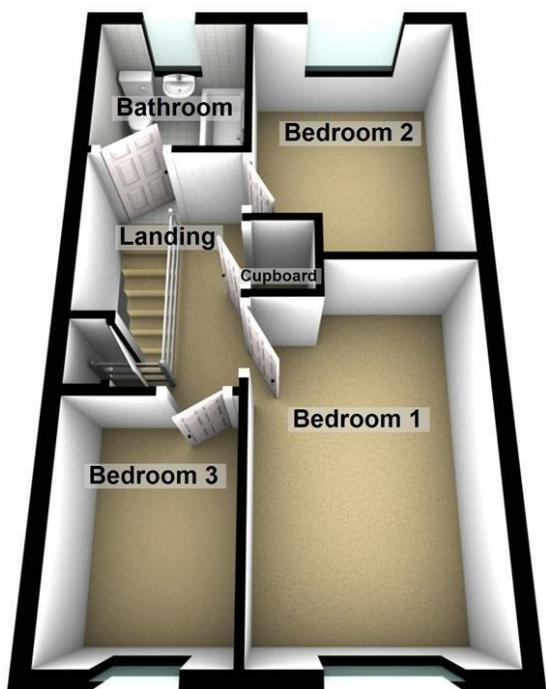


Floor Plan

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.

