



13 Lynn Road , Wallsend, NE28 8QA

** TWO BEDROOM SEMI DETACHED HOUSE ** WESTERLY ASPECT REAR GARDEN ** CHAIN FREE **

** TWO RECEPTION ROOMS ** POPULAR LOCATION CLOSE TO AMENITIES & TOWN CENTRE **

** OFF STREET PARKING TO FRONT ** BUS SERVICES TO NEWCASTLE CITY CENTRE ** FREEHOLD **

** COUNCIL TAX BAND B ** ENERGY RATING D **

Price £145,000



- Two Bedroom Semi Detached House - Chain Free
- Off Street Parking
- Freehold - Two Reception Rooms
- Popular Location Close To Local Amenities
- Westerly Aspect Rear Garden
- Council Tax Band B - Energy Rating D

Hallway

Entrance door, double glazed window, storage cupboard, stairs to the first floor landing.

Lounge

14'7" max x 11'4" + bay (4.46 max x 3.47 + bay)
Double glazed bay window, fireplace with gas fire, radiator.

Dining Room

11'3" x 12'8" max (3.44 x 3.87 max)
Double glazed bay window, gas fire, cupboards, radiator.

Kitchen

6'10" x 6'7" (2.10 x 2.02)
Fitted with wall and base units with work surfaces over and sink unit, double glazed window and external door leading to the rear garden.

Landing

Access to bedrooms and shower room.

Bedroom 1

14'7" max x 11'5" (4.45 max x 3.48)
Double glazed window, cupboard, radiator.

Bedroom 2

10'5" x 9'5" (3.19 x 2.88)
Double glazed window, radiator.

Shower Room

7'8" x 5'8" (2.34 x 1.74)
Shower cubicle, WC and wash hand basin. Double glazed window, tiling to walls, cupboard and radiator.

External

Externally there is a garden to the front which has a gravelled area and planted beds, there is also space for off street parking. The rear garden has a westerly aspect and is mostly laid to lawn with planted beds.

Important Information

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****

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, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor
Vodafone _Good outdoor and in-home

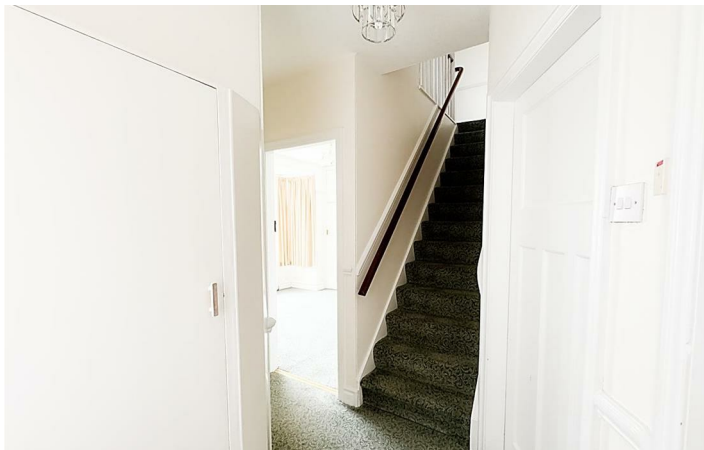
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

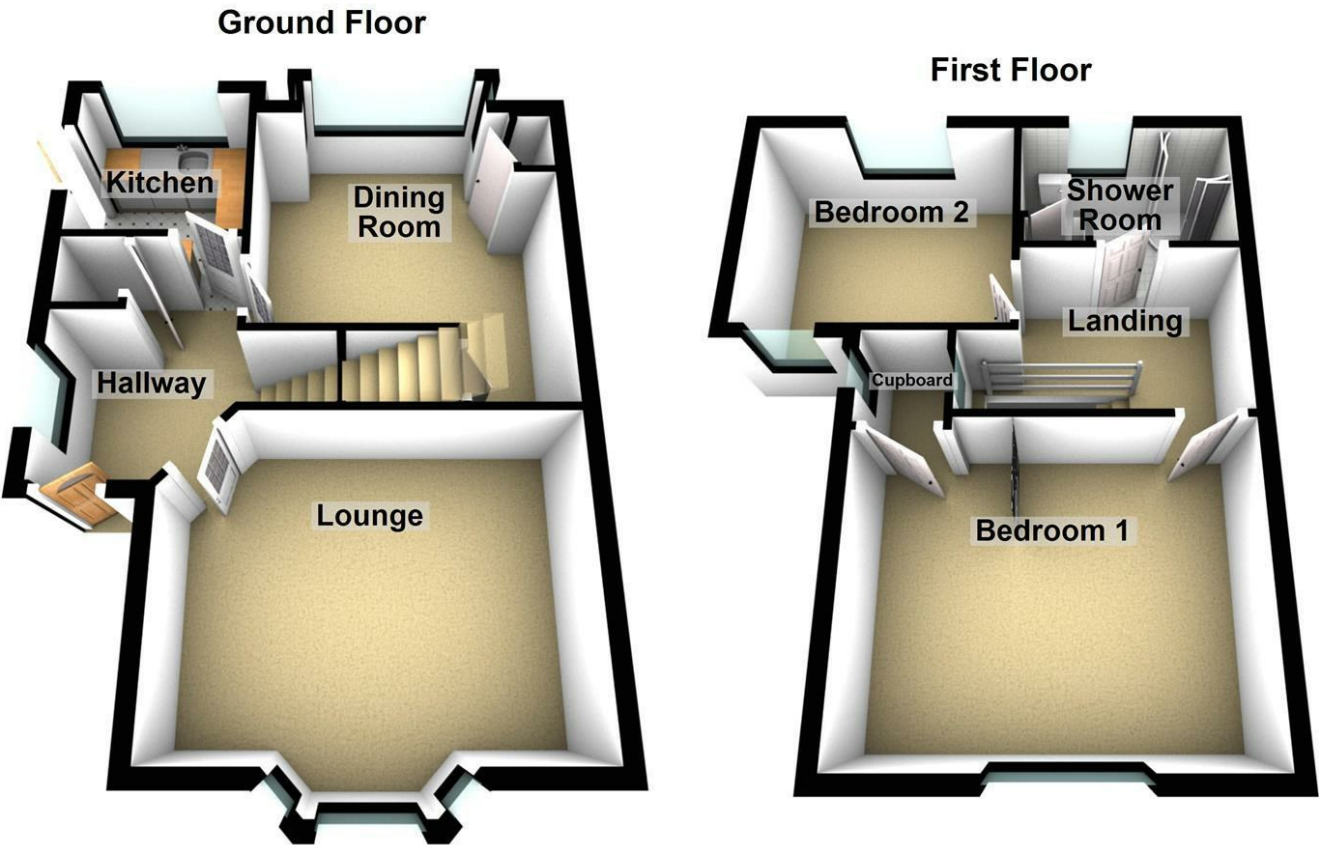
CONSTRUCTION:

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	64	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	