



25 Catton Place , Wallsend, NE28 9UG

** TWO BEDROOM MID TERRACE HOUSE ** PARKING & GARAGE IN NEARBY BLOCK **

** SOUTH FACING REAR GARDEN ** HIGHLY POPULAR LOCATION ** EXCELLENT ROAD LINKS **

** WELL PRESENTED THROUGHOUT ** IDEAL FIRST TIME BUY ** COUNCIL TAX BAND A **

** ENERGY RATING D ** FREEHOLD **

Offers Over £140,000



- Two Bedroom Mid Terrace House
- Kitchen/Diner
- Freehold
- Ideal First Time Buy
- Pedestrianised Street
- Council Tax Band A
- Garage In Adjacent Block
- South Facing Rear Garden
- Energy Rating D

Entrance Lobby

Upvc entrance door, stairs to the first floor landing.

Lounge

14'11" x 10'11" (4.56 x 3.34)

Double glazed window, and radiator. Under stairs storage cupboard.

Kitchen & Diner

7'4" x 14'2" (2.24 x 4.34)

Double glazed windows and door to the rear garden, dining area to one side and the kitchen has a range of high gloss white fronted wall and floor units, counters and sink. hob, extractor hood and electric oven.

Stairs to First Floor

Access to bedrooms and bathroom.

Bedroom 1

12'2" x 11'1" (3.71 x 3.39)

Double glazed window, fitted wardrobes, cupboard and radiator.

Bedroom 2

10'5" x 8'2" (3.18 x 2.49)

Double glazed window, cupboard housing the boiler, radiator.

Bathroom

7'4" x 5'10" (2.24 x 1.79)

Bath with shower over, WC and wash hand basin with fitted furniture.

Gardens

There are gardens to the front and rear. The rear is south facing and paved for low maintenance.

Garage

There is a garage in an adjacent block.





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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC