



 Jan Forster

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Chelford Close | Wallsend | NE28 9YE  
Offers Over £120,000





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- Mid Link Home
- No Upper Chain
- Off Street Parking
- Front and Rear Garden
- Freehold
- Two Bedrooms
- Well Presented
- Popular Location
- Close To Amenities
- Viewing A Must



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**\*\* Video Tour on Our YouTube Channel | [https://youtu.be/kD\\_8BdfPqDY](https://youtu.be/kD_8BdfPqDY) \*\***

Jan Forster Estates are pleased to welcome this charming two-bedroom mid-link home, ideally positioned on Chelford Close - a popular location within the popular Hadrian Park area of Wallsend. Offered with the benefit of no upper chain, this property presents an excellent opportunity for first-time buyers or those looking to downsize.

The home is ideally situated close to a wide range of local amenities and enjoys easy access to well-regarded schools, a variety of shopping facilities, and excellent public transport links. It also benefits from proximity to Silverlink Retail Park for convenient retail and leisure options and is within walking distance of the Rising Sun Country Park – perfect for those who enjoy nature and the outdoors.

Inside, the property offers a bright and airy lounge with an open-plan staircase and a modern kitchen fitted with a range of wall and floor units, an integrated oven and hob, and access to the rear garden. Upstairs, there are two well-proportioned bedrooms along with a family shower room WC with storage under the vanity unit. Further benefits include gas central heating and double glazing.

Externally, the home benefits from a front garden and a driveway offering off-street parking. To the rear, there is a split-level garden.

Early viewings are highly recommended to appreciate all this lovely home has to offer. For more information or to arrange your viewing, please contact our team on 0191 270 1122.

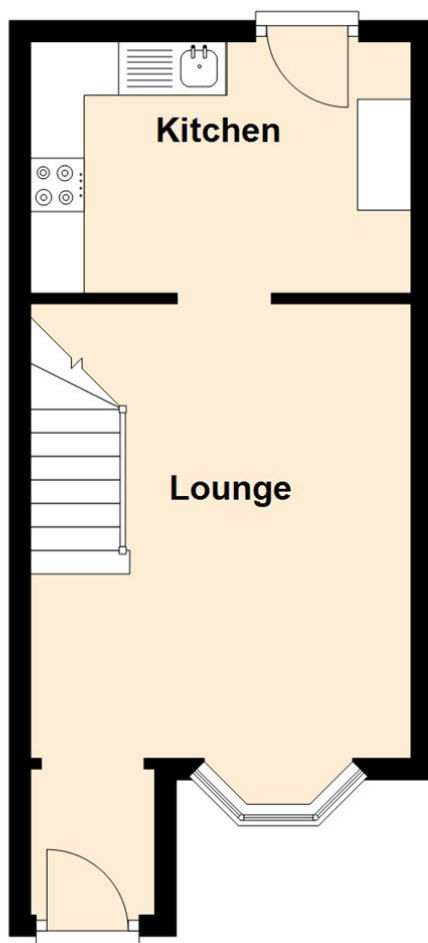
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

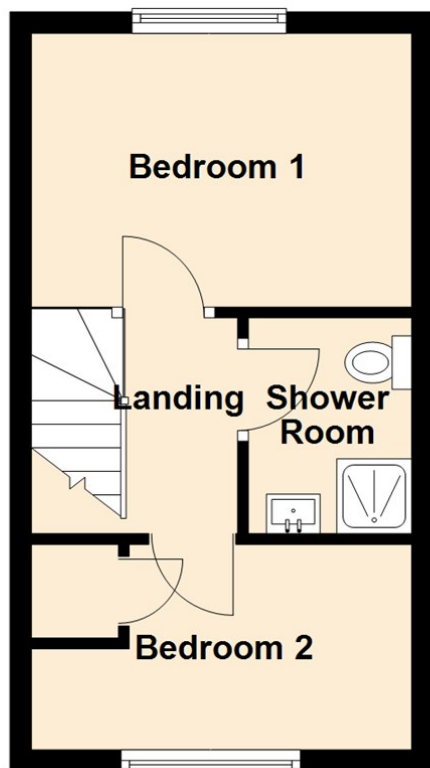
Council Tax band: A



## Ground Floor



## First Floor




Lounge 14'0" x 11'6" (4.27 x 3.52)

Kitchen 7'9" x 11'5" (2.37 x 3.50)

Bedroom One 8'5" x 11'6" (2.58 x 3.53)

Bedroom Two 11'6" x 6'6" (3.53 x 1.99)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		91
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(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 	

## The difference between house and home

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