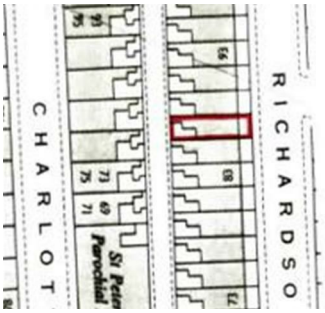
next2buy property retailers make the next step easy









87 Richardson Street

, Wallsend, NE28 7PR

*** OFFERS OVER 165,000***
• THREE BEDROOM MID TERRACE HOUSE • EN-SUITE TO MASTER BEDROOM • GREAT FIRST BUY •

• CLOSE TO THE CONSERVATION AREA THE GREEN & RICHARDSON DEES PARK • FREEHOLD •

• NEW BOILER FITTED AUGUST 2026 • WOOD BURNING STOVE FIRE • TWO RECEPTION ROOMS •

• PRIVATE WEST FACING YARD TO REAR • NEARBY SHOPS, SCHOOLS, BUS SERVICES & METRO •

• COUNCIL TAX BAND A • ENERGY RATING E •

Offers Over £165,000

3 2 2 E

- Three Bedroom Mid Terrace House
- New Boiler Fitted August 2026
- Freehold
- En-Suite To Master
- Private Yard To Rear
- Council Tax Band A
- Two Reception Rooms
- Close To Local Amenities
- Energy Rating E

Hallway
Double glazed entrance door, laminate flooring, radiator, stairs leading to first floor.

Dining Room
12'6" x 10'11" (3.82 x 3.32)
Double glazed window, coving and rose to ceiling, laminate flooring, fireplace, radiator, open plan to lounge.

Lounge
14'11" x 12'6" (4.54 x 3.81)
Wood burning stove fire, laminate flooring, coving to ceiling, double glazed door opening out to the rear courtyard, storage cupboard, radiator.

Kitchen
9'6" x 7'0" (2.89 x 2.14)
Fitted with a range of wall and base units with work surfaces over, integrated oven and induction hob with extractor hood over, sink unit. Double glazed window, radiator, part tiled walls.

Bathroom
6'11" x 6'5" (2.11 x 1.95)
Fitted with a three piece suite comprising; bath with shower over, WC and wash hand basin. Part tiled walls, tiling to floor, double glazed window, radiator.

First Floor Landing
Double glazed window, storage cupboard.

Bedroom 1
13'5" x 9'11" (4.09 x 3.01)
Double glazed window, radiator.

En-Suite
9'1" x 3'3" (2.78 x 0.99)
Comprising; shower cubicle, WC and wash hand basin. Tiling to walls and floor, radiator.

Bedroom 2
9'3" x 9'2" (2.83 x 2.79)
Double glazed window, radiator.

Bedroom 3
10'8" x 5'9" (3.25 x 1.76)
Double glazed window, radiator.

External
Externally there is a small town garden to the front and a private yard to the rear which has a westerly aspect.

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-Good outdoor
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor

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

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

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



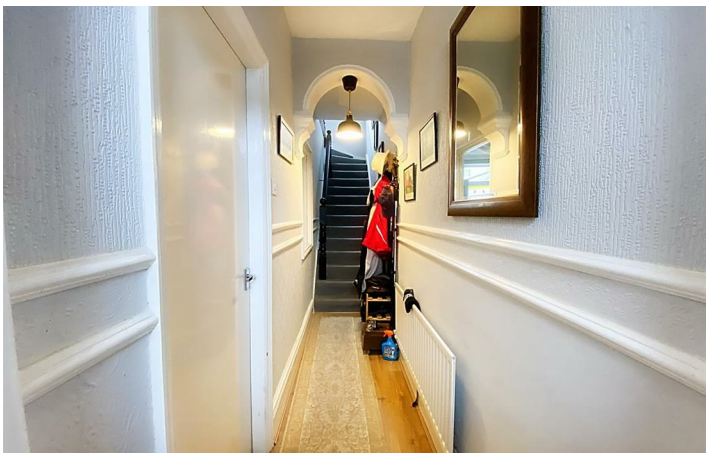


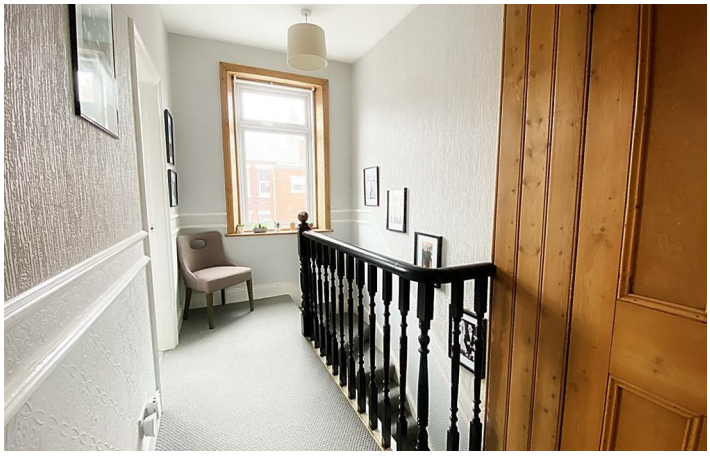


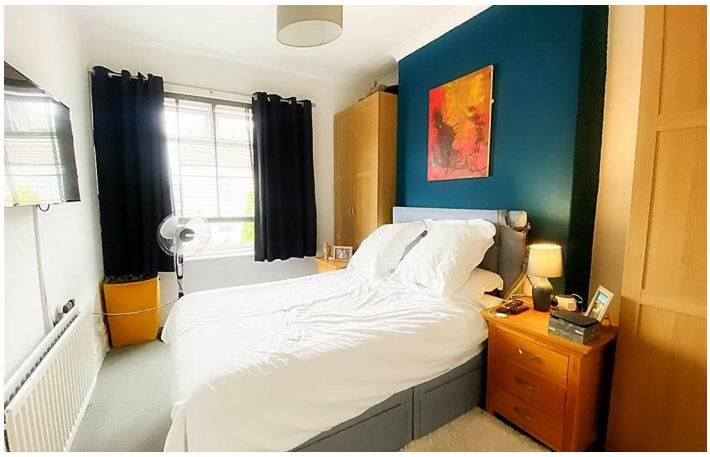


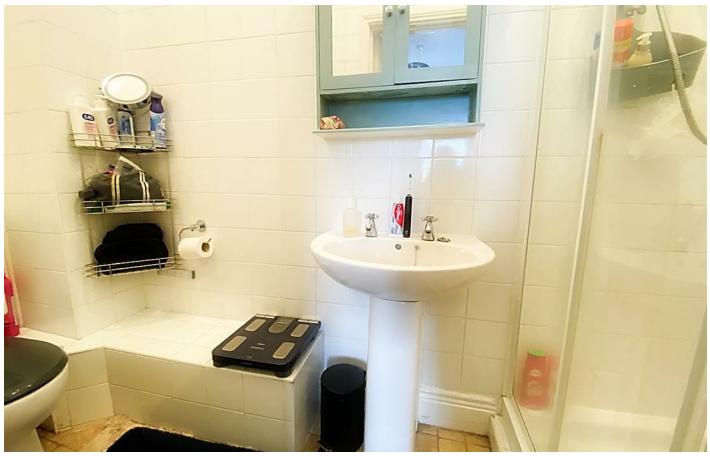


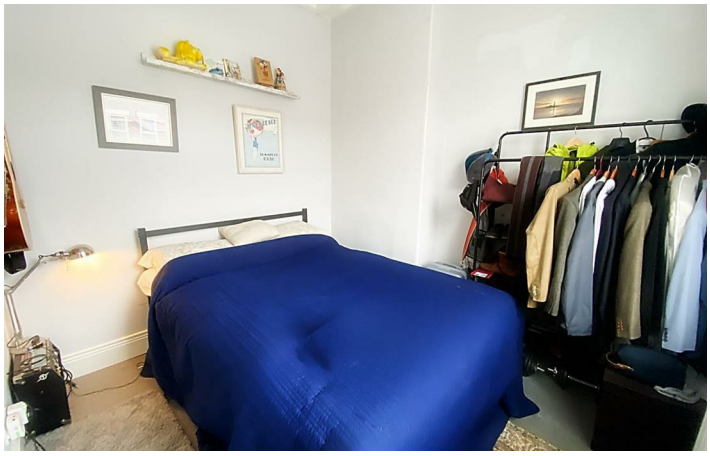


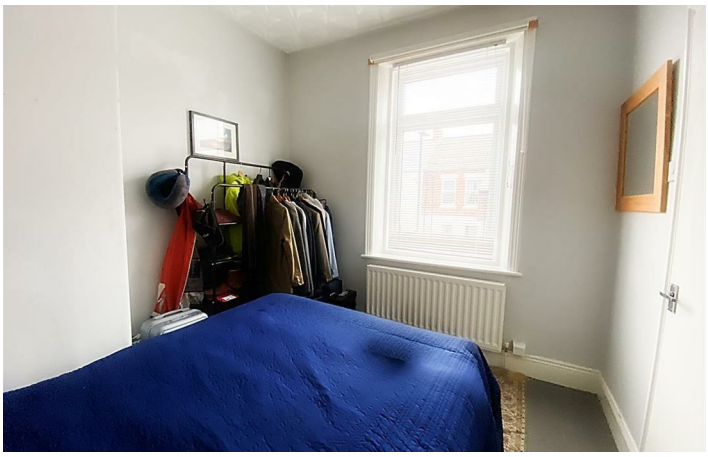


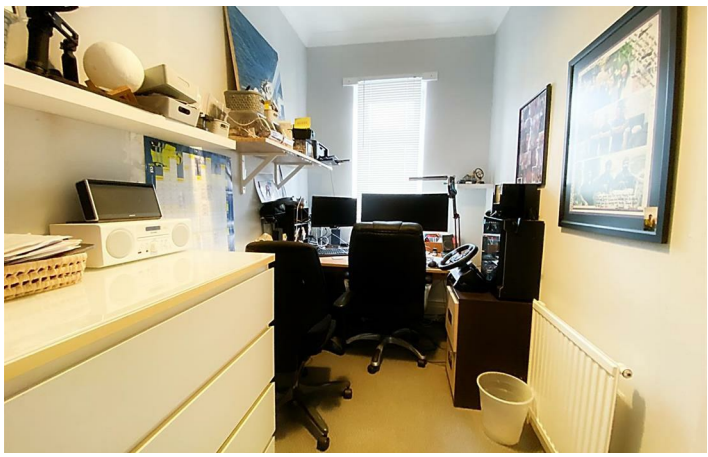






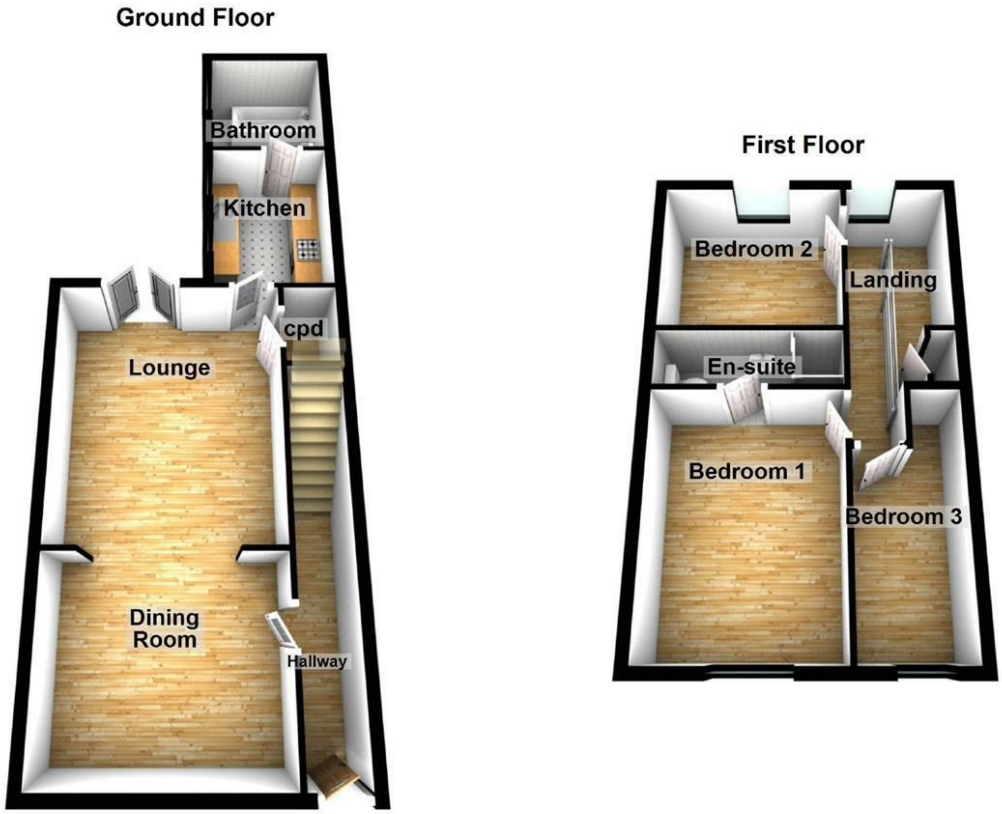




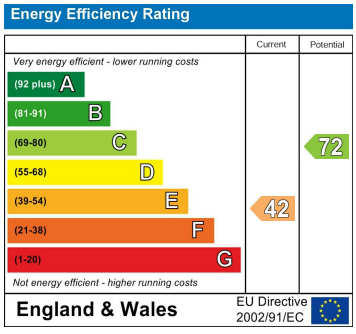




Floor Plan



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.



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