



5 Chester Avenue Rosehill, Wallsend, NE28 7BE

CHAN FREE • IDEAL STARTER HOME • TWO DOUBLE BEDROOMS • MID TERRACE HOUSE •

KITCHEN/DINER • CONSERVATORY • WESTERLEY ASPECT RO REAR •

LOW MAINTENACE GARDENS TO FRONT AND REAR • LONG 999 YEAR LEASE FROM 1935 •

CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND ALSO MAJOR ROAD LINKS

COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £135,000



- Two Double Bedrooms
- Low Maintenance Gardens
- Long 999 Year Lease from 1 April 1935
- Conservatory
- Kitchen/Diner
- Energy Rating C
- Westerly Aspect To Rear
- Great Starter Home
- Council Tax Band A

Entrance Lobby

Double glazed entrance door, stairs to first floor landing, radiator.

Lounge

12'0" x 11'4" (3.67 x 3.46)

Inset living flame effect gas fire, double glazed bow window, radiator and laminate flooring.

Kitchen/Diner

16'4" x 9'5" (4.98 x 2.86)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink, integrated dishwasher, and plumbing for washing machine, radiator, feature flooring, double glazed window and double glazed French doors leading to the conservatory.

Conservatory

9'5" x 7'10" (2.86 x 2.38)

Double glazed windows, laminate flooring, radiator, single double glazed door leading out to the rear.

Landing

Storage cupboard, access to bedrooms and bathroom.

Bedroom 1

9'7" x 9'2" (2.92 x 2.79)

Double glazed window, radiator and storage cupboard.

Bedroom 2

13'1" x 9'5" (3.98 x 2.86)

Double glazed window, radiator and laminate flooring

Bathroom

6'6" x 5'4" (2.00 x 1.64)

Comprising; bath with shower overhead, WC, wash hand basin, tiling to walls and floor, double glazed window and radiator.

External

Externally the front has been paved with decorative patterned concrete, and the rear which benefits from a westerly aspect is paved and has a storage shed.

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> Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home

O2-Good outdoor and in-home

Three- Good outdoor and in-home

Vodafone - Good outdoor and in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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.

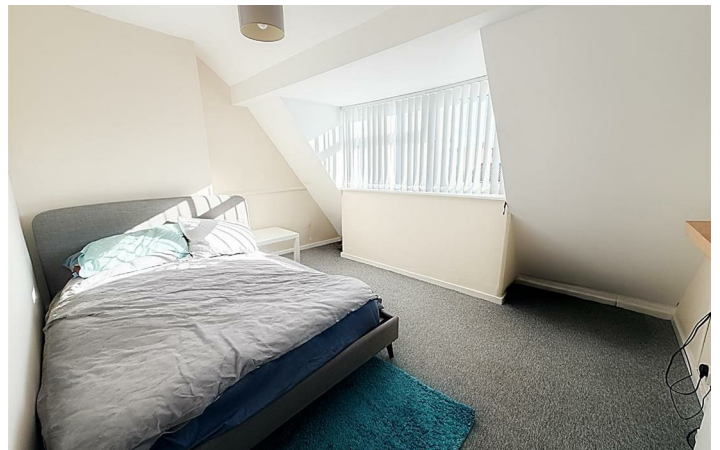
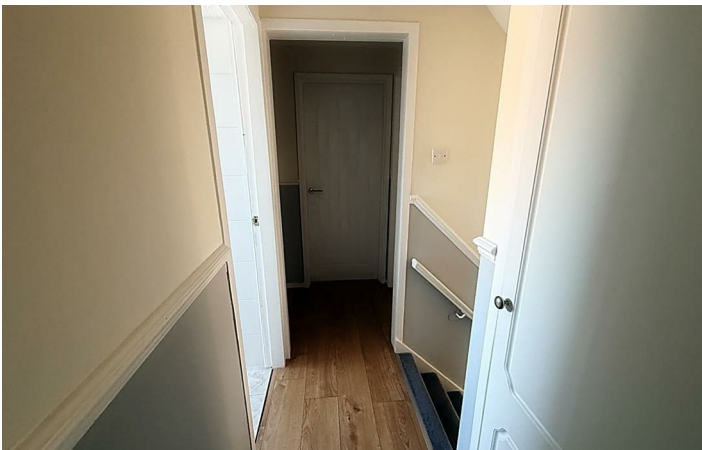
CONSTRUCTION:

Traditional

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

Leasehold

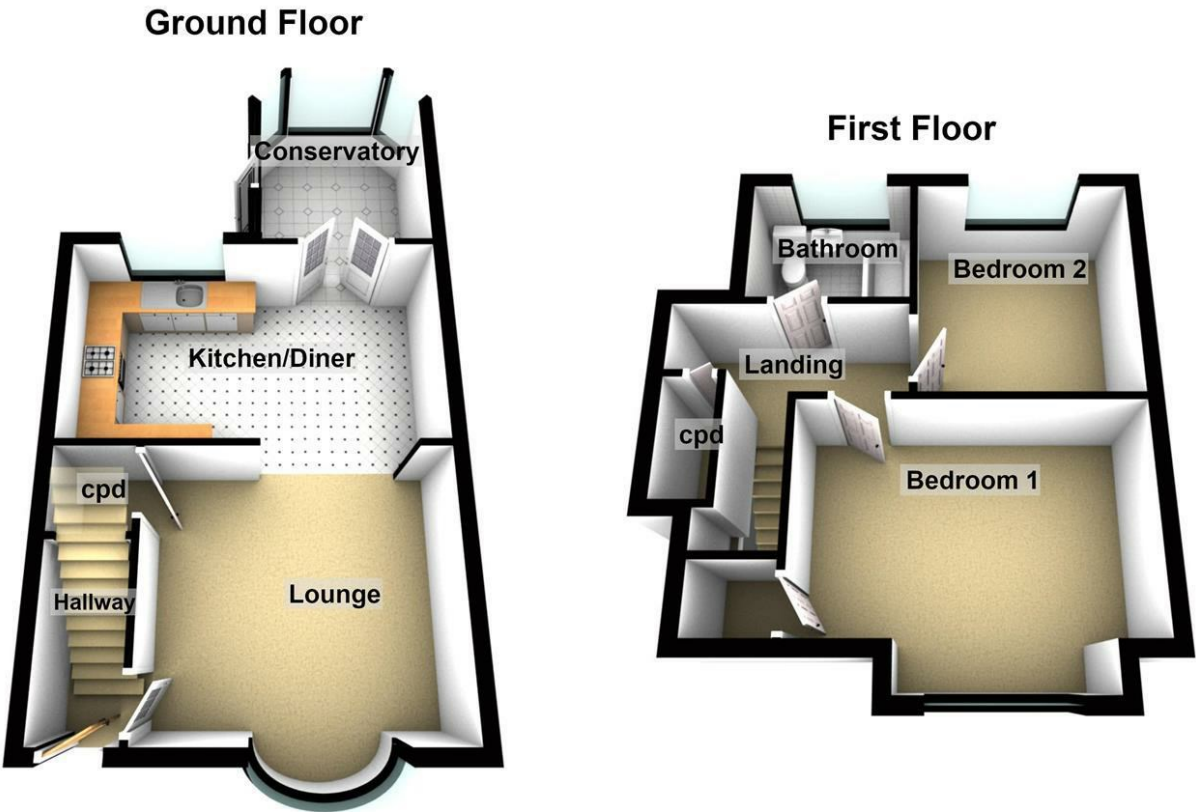
999 years from 1 April 1935. Seller has not been ask to pay any ground rent since bought. This information must be confirmed via your legal representative.







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	69	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	