



Wallinfen, Leam Lane

Suzanne Graham estate agents would like to offer this two-bedroom mid terrace house for sale with no onward chain.

The property comprises, entrance door to hallway, spacious lounge, kitchen dining area with French doors leading to an enclosed garden. To the first floor there is two double bedrooms and bathroom, Externally to the rear there is enclosed paved garden and on street parking for car. The accommodation is ideally suited to a first-time buyer, investor or someone needing to downsize, with good transport links to Gateshead Newcastle and metro links.

Offers In Region Of £119,950

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ENTRANCE

Hallway, stairs to first floor landing



LOUNGE

14' 8" x 14' 3" (4.47m x 4.34m)

Double glazed window, fireplace to wall with electric fire, coving and ceiling rose, central heating radiator, double sockets.



KITCHEN

10' 4" x 16' 5" (3.15m x 5m)

Double glazed window, French doors to rear enclosed paved patio area. Fitted kitchen units with work surfaces, sink unit, electric oven and gas hob with extractor fan, integrated dishwasher, plumbed for automatic washing machine, storage cupboard, and central heating radiator.

ADDITIONAL KITCHEN PHOTO



STAIRS TO FIRST FLOOR

BEDROOM ONE

16' 1" x 9' 5" (4.9m x 2.87m)

Double glazed windows, 2 x storage cupboards to wall, double sockets.



BEDROOM TWO

8' 9" x 11' 4" (2.67m x 3.45m)

Double glazed window, central heating radiator, storage cupboard to wall, double sockets.



BATHROOM

Double glazed window, white bathroom suite comprising p-shaped bath with rainfall shower over and glass screen, pedestal wash basin, WC, towel rail, spotlights to ceiling.



EXTERNALLY

There is an enclosed rear patio area paved with storage shed. On street parking for car to the rear and small front paved area with open views of the communal green.

**NOTE FROM SUZANNE**

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		