



5 Rochdale Street , Wallsend, NE28 8LA

- A BEAUTIFULLY PRESENTED TWO BEDROOM MID TERRACE HOUSE • LOVELY PERIOD FEATURES •
- TWO RECEPTION ROOMS • MODERN KITCHEN & BATHROOM • FANTASTIC FIRST TIME BUY •
- CLOSE TO SHOPS, BUS SERVICES & METRO STATION • SOUTH FACING PRIVATE YARD TO REAR •
- COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING TBC •

Offers Over £160,000



- Two Bedroom Mid Terrace House
- Lovely Period Property
- Fantastic First Buy

Entrance Lobby

Double glazed composite entrance door, strip wood flooring, inner door leading into the hallway.

Hallway

Coving to ceiling, panelling to walls, strip wood flooring, stairs to the first floor landing, radiator.

Lounge

3.91 x 3.68

Double glazed window, coving and rose to ceiling, feature fireplace with tiled inset, strip wood flooring, radiator.

Dining Room

3.68 x 4.80

Double glazed French doors leading out to the rear yard, central island, cupboards to alcoves, fireplace with tiled inset, storage cupboard, coving to ceiling, radiator and strip wood flooring.

Kitchen

4.68 x 1.45

Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, integrated dishwasher, washing machine and fridge/freezer, information please visit

- Beautifully Presented Throughout
- South Facing Yard To Rear
- Freehold - Council Tax Band A tiling to floor, radiator and double glazed window and skylight window.

Landing

Access to bedrooms and bathroom.

Bedroom 1

4.06 x 4.80

Double glazed window, feature fireplace, coving to ceiling, strip wood flooring and radiator.

Bedroom 2

4.04 x 2.54

Double glazed window, storage cupboard, radiator.

Bathroom

2.34 x 2.11

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

External

Externally there is a small town garden to the front. To the rear there is a lovely south facing yard which has decking.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further

- Two Reception Rooms
- Close To Local Amenities

Energy Rating TBC

<https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor
Vodafone-Good outdoor and in-home

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.

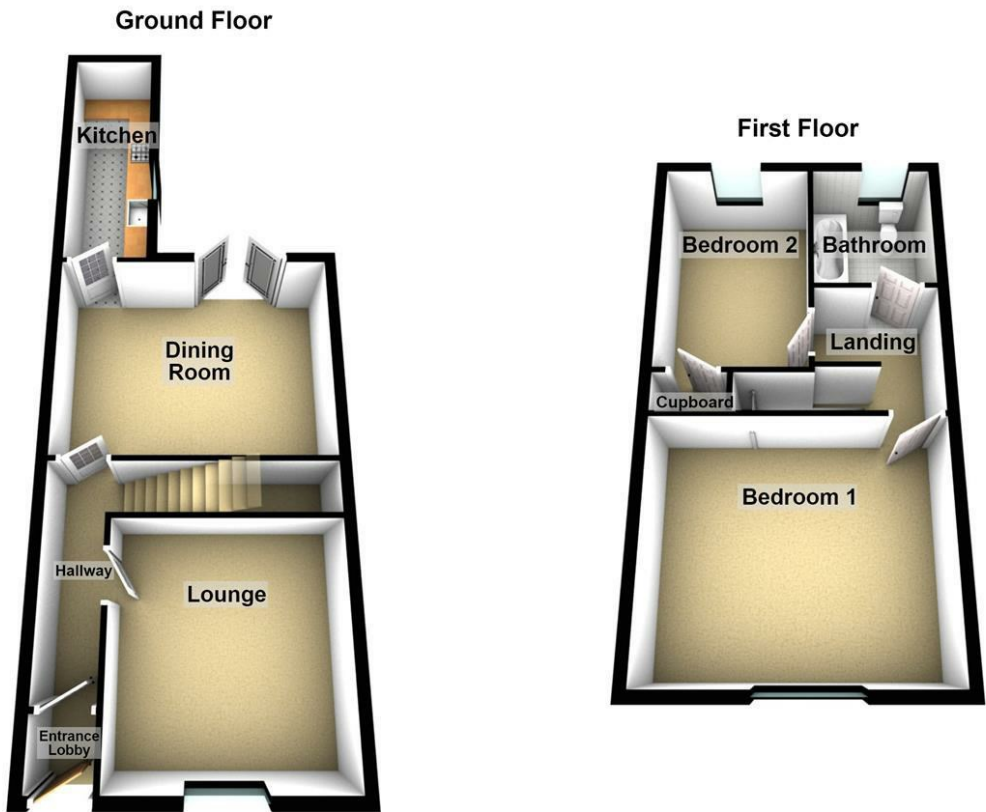








Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	