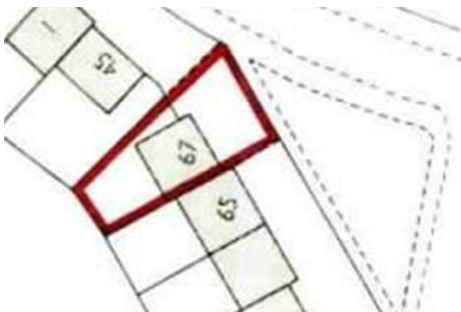




67 Murray Road

Howdon, Wallsend, NE28 0LY

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

CHAIN FREE • THREE BEDROOM END TERRACED HOUSE • GREAT SIZED FAMILY HOME

AMPLE SPACE FOR OFF STREET PARKING TO FRONT • SOUTH WESTERLY ASPECT TO REAR

DOWNSTAIRS WET ROOM AND UPSTAIRS SHOWER ROOM • FREEHOLD • GARAGE

Offers Over £165,000



- Chain Free
- South Westerly Rear Garden
- Council Tax Band A
- Great Sized Family Home
- Garage
- Energy Rating C
- Downstairs Wet Room and Shower Room Upstairs
- Off Street Parking
- Freehold

Entrance Porch

5'11" x 2'7" (1.82 x 0.79)

UPVC door and double glazed windows. UPVC opening into hallway.

Hallway

11'2" x 5'11" max (3.42 x 1.82 max)

Understairs cupboard, radiator, dado rail, stairs to first floor landing and access to kitchen and lounge.

Kitchen

12'6" x 9'1" (3.82 x 2.77)

Fitted with range of wall and floor units with work surfaces, built in oven and gas hob with overhead extractor, part tiled and plastic cladded walls, double glazed window and radiator - extra storage at end L 2.20 x W 0.87 with floor unit and double glazed window,

Lounge

18'5" max x 13'3" max (5.62 max x 4.04 max)

Double glazed window and UPVC door giving access to rear garden. Two radiators.

Study/Office

8'8" x 7'1" (2.66 x 2.17)

Double glazed window, radiator and access to wet room.

Wet Room

Plastic cladding to walls, radiator, WC, wash hand basin and shower. Wider door access for wheelchair users.

Stairs to First Floor

Access to landing.

Landing

Storage cupboard, dado rail, access to showerroom and bedrooms.

Bedroom 1

11'10" max x 11'2" (3.63 max x 3.41)

Double glazed window, radiator and built in wardrobe. Rear Elevation.

Bedroom 2

11'1" x 10'2" (3.40 x 3.12)

Double glazed window, radiator and built in storage. Rear Elevation

Bedroom 3

8'8" x 7'11" (2.66 x 2.42)

Double glazed window and radiator. Front Elevation

Shower Room

7'10" into shower x 5'4" (2.40 into shower x 1.65)

Double glazed window, radiator, WC, wash hand basin and shower cubicle.

Garage

9'10" max x 24'9" (3.00 max x 7.55)

There has been a newly built garage which has electric shutter.

External

To the front of the property there is off street parking and low maintenance garden. To the rear there is a South Westerly facing rear garden with artifical turf, raised flower beds and decked area. You can also gain access from rear garden into garage.

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

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

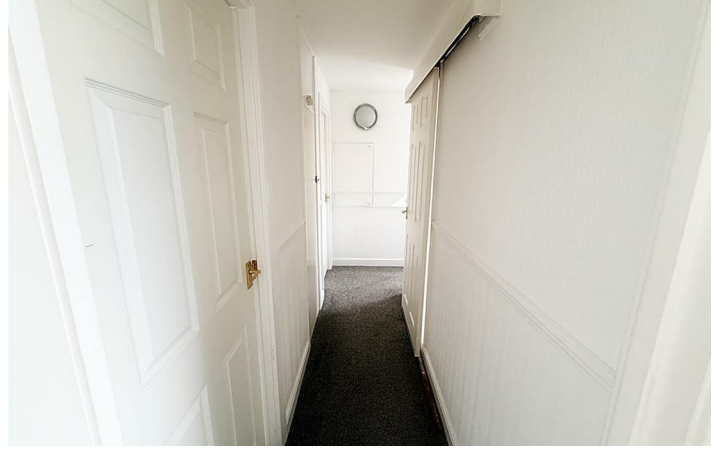
FLOOD RISK:

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

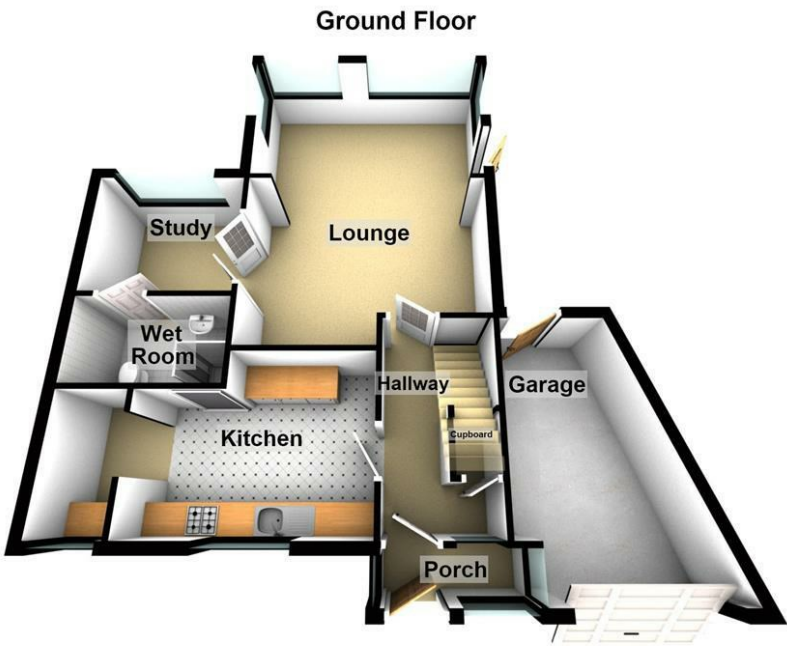
CONSTRUCTION:

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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	