



12 Angle Terrace , Wallsend, NE28 7BQ

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.

** TWO BEDROOM MID TERRACE HOUSE ** MODERN KITCHEN WITH INTEGRATED APPLIANCES **

** LOVELY REAR GARDEN WITH WORK SHOP ** NEARBY BUS SERVICES & SHOPPING FACILITIES **

** BOARDED LOFT SPACE WITH LADDERS & LIGHTING ** OFF STREET PARKING TO FRONT **

** CONSERVATORY ** IDEAL FIRST BUY ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £135,000



- Mid Terrace House - Two Double Bedrooms

- Lovely Rear Garden With Workshop

- Freehold Entrance

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

Lounge

12'10" x 12'11" (3.92 x 3.93)

Double glazed window, wood effect flooring, wall mounted electric fire, radiator.

Kitchen/Diner

16'2" x 7'11" (4.94 x 2.42)

Fitted with a range of wall and base units with work surfaces over and sink unit, integrated double oven and hob with extractor hood over, integrated fridge/freezer, dishwasher and washing machine, wood effect flooring, radiator and double glazed French doors leading into the conservatory.

Conservatory

12'3" x 6'10" (3.73 x 2.09)

Double glazed windows, radiator and double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms, bathroom and the loft which is boarded, has lighting, power points a skylight window and pull down ladders.

- Modern Kitchen/Diner

- Off Street Parking To Front

- Council Tax Band A Bedroom 1

8'4" x 13'0" min (2.55 x 3.96 min) Double glazed window, radiator.

Bedroom 2

10'4" x 9'11" (3.16 x 3.01)

Double glazed window, radiator.

Bathroom

9'9" x 6'11" min (2.97 x 2.10 min)

Comprising; corner bath, low level WC, wash hand basin and shower cubicle. Tiling to walls, double glazed window, radiator.

External

Externally the front has block paving and provides space for off street parking. There is a lovely garden to the rear which has lawn, paved patio and decking. There is also an outbuilding/workshop to the rear which has power points and lighting.

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, variable in-home

O2-Good outdoor and in-home

Three-UK-Good outdoor, variable in-home

- Conservatory To Rear

- Boarded Loft Space

- Energy Rating C 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:

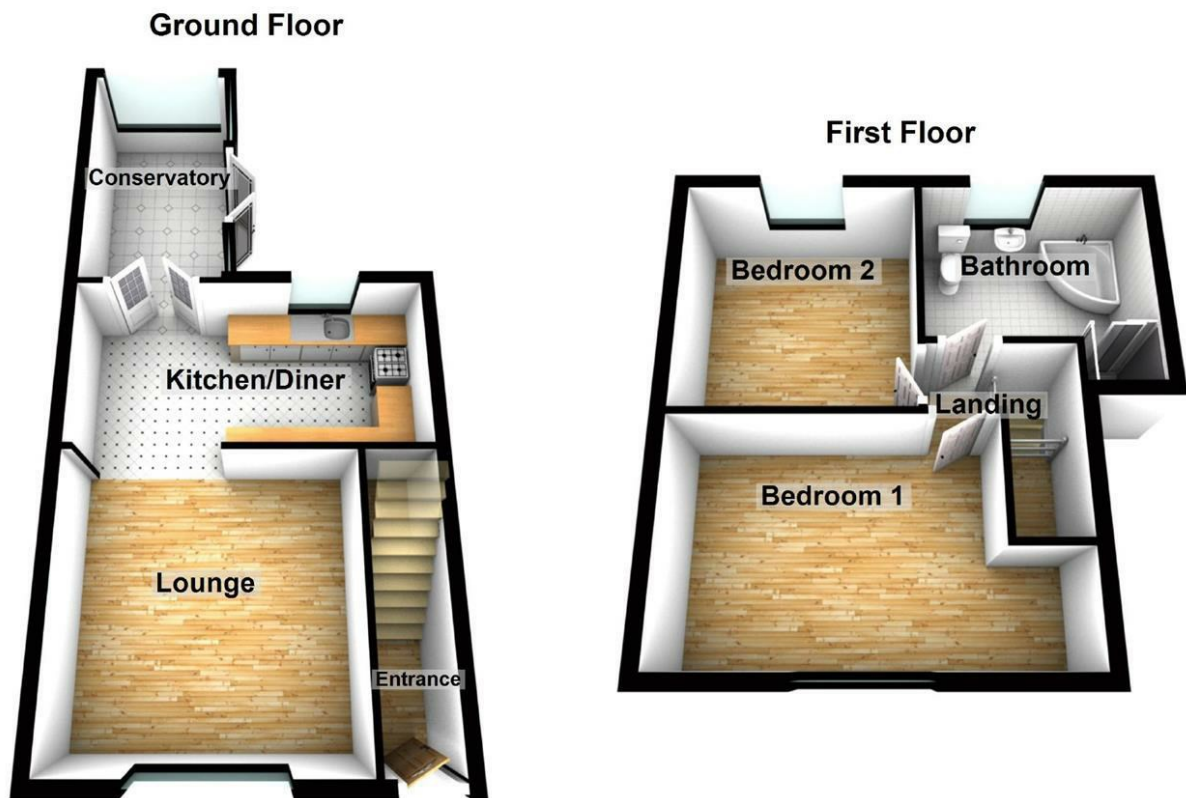
Traditional

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 firm's 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			
(69-80) C		71	84
(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	