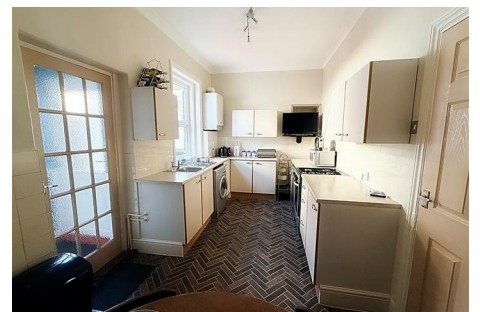
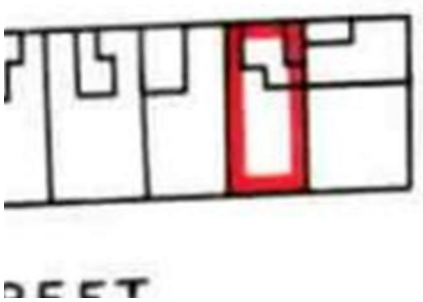




2 Hopper Street , Wallsend, NE28 8LH

THREE BEDROOM MID TERRACE HOUSE • PRIVATE YARD TO ALLOWING FOR OFF STREET PARKING

GREAT 1ST BUY • CLOSE TO LOCAL AMENITIES, SCHOOLS, MEDICAL SERVICES AND TRANSPORT LINKS

WESTERN PRIMARY SCHOOL 0.2 MILES • WALLSEND METRO STATION 0.5 MILES

COAST ROAD 1.3 MILES • COUNCIL TAX BAND A • ENERGY RATING TBC • FREEHOLD

Offers Over £135,000



- Three Bedroom Mid Terrace House
- Great First Buy
- Private Yard to Rear to allow for off Street Parking
- Energy Rating TBC
- Close to Local Amenities, Medical Services, Schools and Transport Links
- Council Tax Band A

Freehold Entrance

UPVC door opening into inner lobby, access to lounge and stairs to first floor

Lounge

13'1" x 11'8" (4.00 x 3.58)
Double glazed window, radiator, electric fire, access to kitchen/dinner

Kitchen/Diner

16'4" x 8'3" (4.98 x 2.52)
Double glazed window, radiator, kitchen fitted with wall and base units with countertops, sink, plumbed for washing machine, access to rear lobby.

Rear Lobby

3'1" x 3'1" (0.96 x 0.95)
Storage cupboard, UPVC door to rear yard and access to bathroom

Bathroom

12'7" max 6'4" max (3.86 max 1.95 max)
Double glazed window, radiator, comprising: bath with overhead shower, WC, wash hand basin and storage cupboard.

First Floor Landing

Access to loft and bedrooms.

Western Primary School 0.3 Miles Bedroom 1

12'0" x 11'5" (3.68 x 3.49)
Double glazed window, radiator, feature fire place. Front Elevation.

Bedroom 2

11'6" max x 8'0" (3.53 max x 2.44)
Double glazed window, radiator, feature fireplace. Rear Elevation.

Bedroom 3

8'7" x 6'3" (2.62 x 1.92)
Double glazed window, radiator, storage cupboard. Front Elevation

External

To the front of the property there is on street parking available. To the rear of property there is a private yard with double gates to allow for off street parking for a small vehicle.

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, via your surveyor and legal such as being close to large trees or representative.

buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage

• Wallsend Metro 0.5 Miles prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor
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:

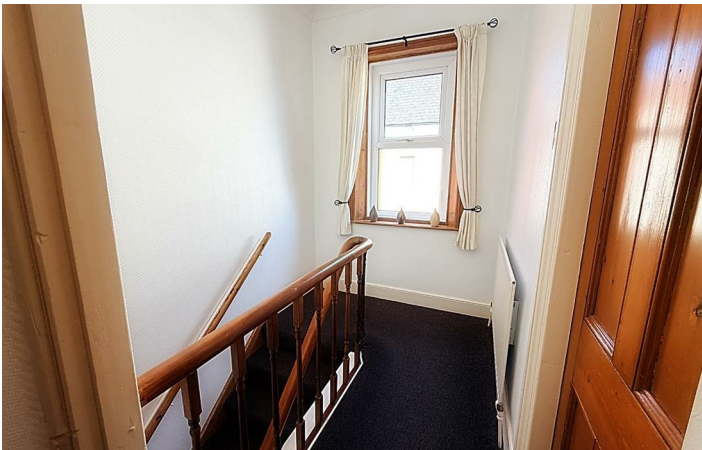
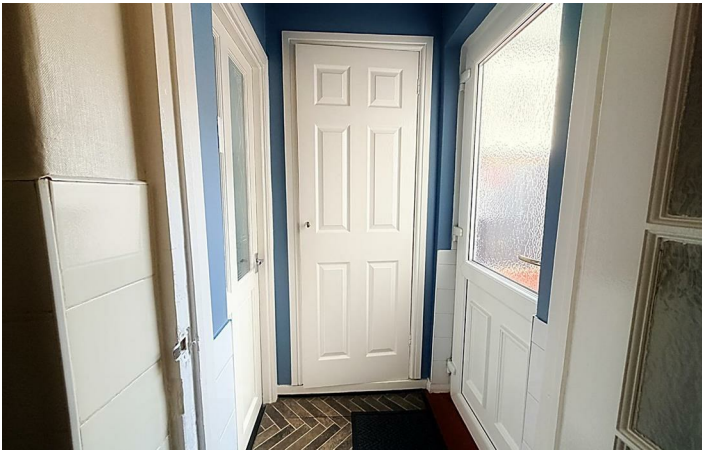
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

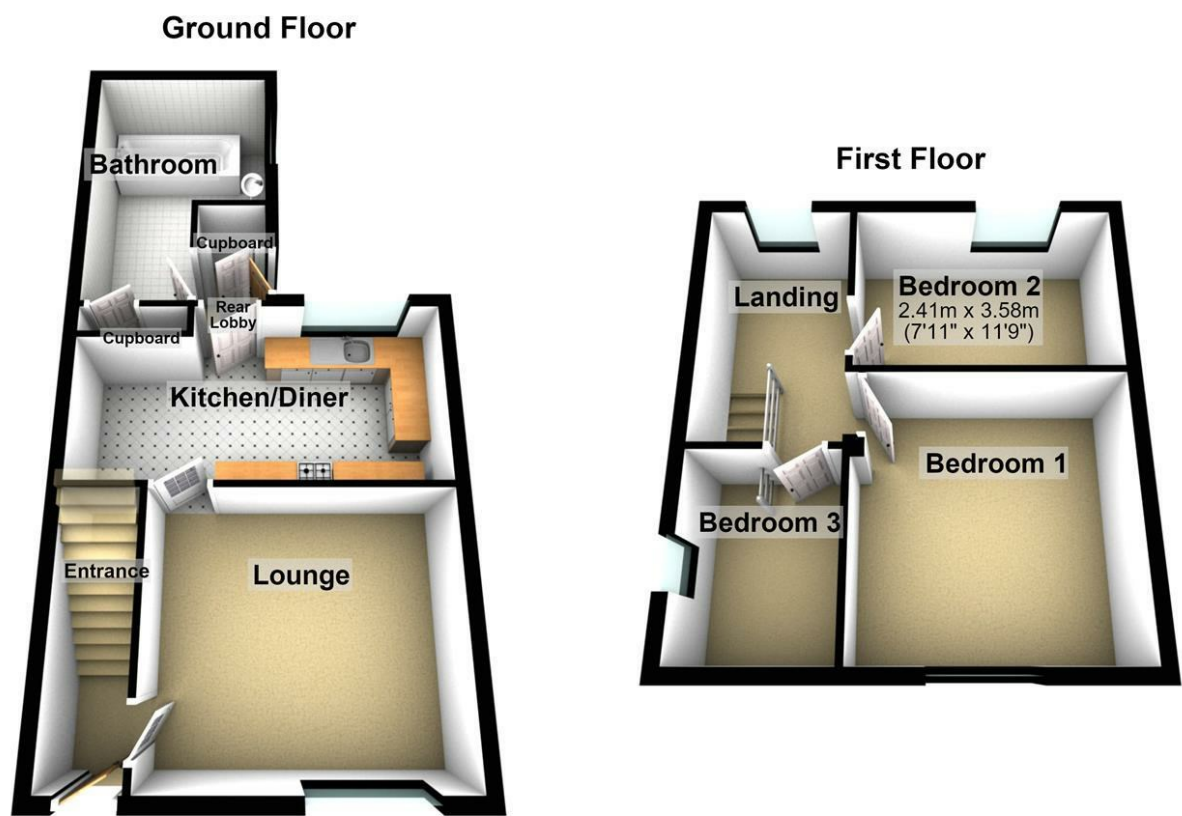
This information must be confirmed







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		