

43 Rosehill Road , Wallsend, NE28 6LE

**** GUIDE PRICE £120,000 - £130,000 ****

** TWO BEDROOM MID TERRACE HOUSE ** NEWLY DECORATED ** GREAT FIRST TIME BUY **

** DOWNSTAIRS WC ** SOUTHERLY ASPECT REAR GARDEN ** SPACE FOR PARKING TO REAR **

** CHAIN FREE ** CLOSE TO SHOPS, BUS SERVICE AND EXCELLENT ROAD LINKS ** FREEHOLD **

** COUNCIL TAX BAND A ** ENERGY RATING C **

Price Guide £120,000



- Guide Price £120,000 - £130,000
- Chain Free
- Freehold
- Two Bedroom Mid Terrace House
- Southerly Aspect Garden To Rear
- Council Tax Band A
- Great First Time Buy
- Space For Parking
- Energy Rating C

Hallway

Entrance door, stairs to the first floor 7'2" x 5'6" (2.20 x 1.70) landing, radiator.

Bathroom

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls and ladder style radiator.

CONSTRUCTION:

Traditional - Non Standard Construction. This information must be confirmed via your surveyor and legal representative.

Cloaks/WC

4'9" x 2'10" (1.45 x 0.87)
Double glazed window, WC, wash hand basin and radiator.

External

Externally there is a garden to the rear together with space for parking.

Lounge

13'10" x 10'1" min x 13'4" max (4.22 x 3.09 min x 4.07 max)
Double glazed window, storage cupboard, radiator and double doors opening to the kitchen/diner.

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
Vodafone_Good outdoor and in-home

Kitchen/Diner

13'3" x 9'4" (4.05 x 2.86)
Wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and external door to the rear garden.

Landing

Storage cupboard.

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

Bedroom 1

11'10" x 10'1" (3.61 x 3.09)
Double glazed windows, cupboard and radiator.

FLOOD RISK:

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

Bedroom 2

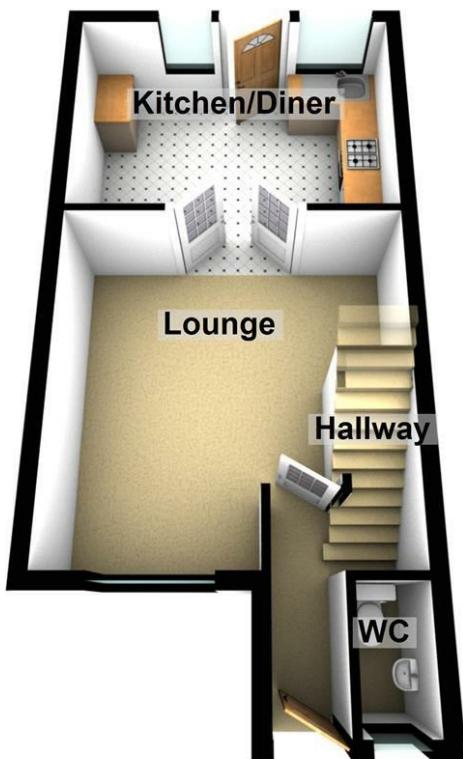
11'5" x 7'4" (3.50 x 2.25)
Double glazed window, radiator.



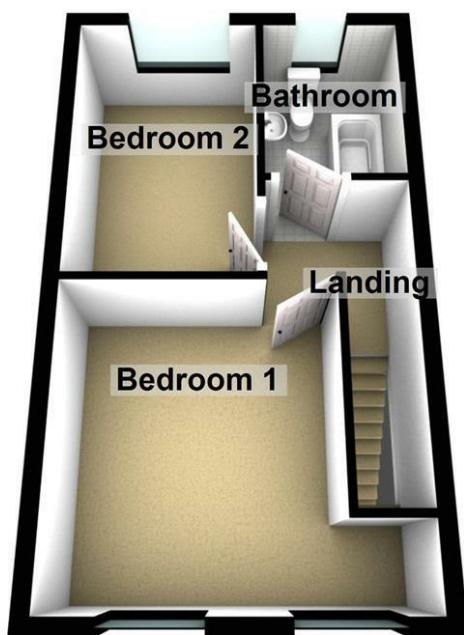


Floor Plan

Ground Floor



First Floor



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