

39 Curzon Road West , Wallsend, NE28 6AS

- ** THREE BEDROOM END OF TERRACE HOUSE ** CHAIN FREE ** TWO RECEPTION ROOMS **
- ** PRIVATE SOUTH FACING YARD TO REAR ** GOOD SIZE FAMILY HOME OR IDEAL FIRST BUY **
- ** NEW ROOF FITTED 2015 ** NEW BOILER FITTED NOVEMEBR 2025 ** NEARBY METRO STATION **
- ** CLOSE TO WALLSEND TOWN CENTRE AND LOCAL SCHOOLS ** COUNCIL TAX BAND A **
- ** BUS SERVICES TO NEWCASTLE CITY CENTRE & THE COAST ** FREEHOLD ** ENERGY RATING TBC **

Offers Over £120,000



- Three Bedroom End Terrace House
- Two Reception Rooms
- New Roof 2015 & New Boiler 2025
- Nearby Shopping Facilities & Metro Station
- Private South Facing Yard To Rear
- Chain Free

• Council Tax Band A
Entrance Lobby

Upvc entrance door, laminate flooring, inner door leading into the hallway.

Hallway

Stairs to the first floor landing, laminate flooring, radiator.

Lounge

13'11" x 11'5" (4.25 x 3.50)
Double glazed window, fireplace with living flame effect gas fire, coving to ceiling, laminae flooring, radiator and double doors opening to the dining room.

Dining Room

14'6" x 11'6" (4.44 x 3.51)
Double glazed window, cupboards, laminate flooring, radiator.

Kitchen

12'11" x 7'11" (3.94 x 2.43)
Wall and base units with work surfaces over and sink unit, double glazed windows, radiator and external door to the rear yard.

Landing

Sliding door storage unit.

Bedroom 1

14'10" x 14'1" (4.54 x 4.31)
Double glazed window, coving to ceiling, radiator.

• Freehold
Bedroom 2

12'1" x 8'0" (3.69 x 2.44)
Double glazed window, radiator.

Bedroom 3

9'11" x 8'6" (3.03 x 2.60)
Double glazed window, radiator.

Bathroom

8'3" x 4'8" (2.52 x 1.44)
Comprising: bath with shower over, WC and wash hand basin with fitted furniture surrounding, tiling to walls and floor.

External

Externally there is a private south facing yard to the rear.

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

We recommend potential purchasers contact the relevant

• Energy Rating TBC suppliers before proceeding to purchase the property.

FLOOD RISK:

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

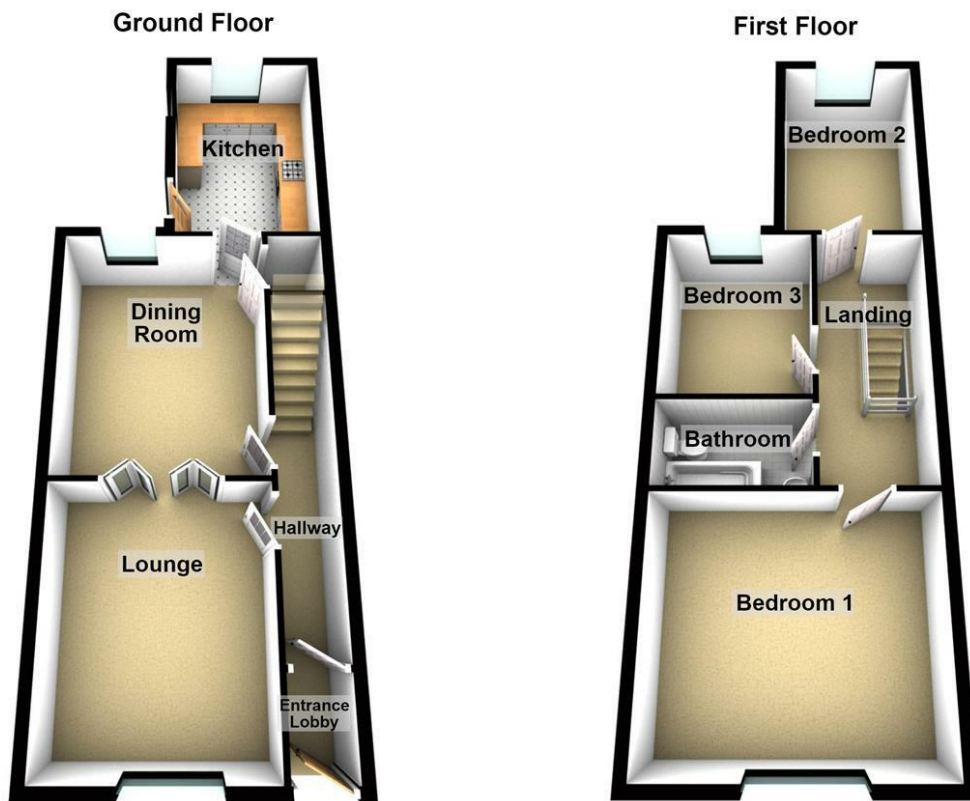
CONSTRUCTION:

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.

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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	