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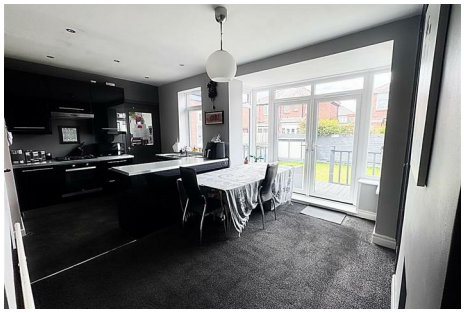
property retailers
make the next step easy



25 Lynn Road

, Wallsend, NE28 8QA

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 SEMI DETACHED HOUSE IN A HIGHLY POPULAR LOCATION **

** WESTERLY FACING REAR GARDEN ** FREEHOLD ** SPACE FOR OFF STREET PARKING **

** WESTERN PRIMARY SCHOOL IS JUST A FEW MINUTES WALK AWAY & RATED GOOD BY OFSTED **

Offers Over £185,000

2 1 1 C

- Two Double Bedrooms
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band B
- Off Street Parking
- Open Plan Kitchen/Diner
- Energy Rating C
- Great First Time Buy
- Popular Location
- Freehold

Entrance

Composite entrance door into porch and door to hallway.

Hallway

Double glazed window, stairs to the first floor landing.

Lounge

14'6" max x 9'8" + bay (4.44 max x 2.96 + bay)
Double glazed bay window, log burner, coving to ceiling, radiator.

Kitchen/Diner

16'11" x 12'9" max (5.18 x 3.89 max)
Fitted with a modern range of wall and base units with contrasting work surfaces over and sink unit, built in gas hob with extractor hood over, electric oven. Double glazed window, access to utility room. Dining area has double glazed French doors leading out to the rear garden, understairs storage cupboard and cupboard housing boiler..

Utility Room

14'0" x 6'0" max (4.29 x 1.83 max)
Door access from front through to rear garden. Plumbed for washing machine.

Stairs to First Floor Landing

Leading to...

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'6" max x 11'5" (4.43 max x 3.48)
Double glazed window, radiator and cupboard.

Bedroom 2

10'6" x 9'4" (3.22 x 2.87)
Two double glazed windows, radiator.

Bathroom

7'7" x 5'8" (2.33 x 1.74)
Comprising; bath with shower over, WC, wash hand basin. Two double glazed windows, part tiled walls and ladder style radiator.

External

Externally to the front there is a lawned garden and also space for off street parking. There is a decked area to the rear with lawned area with fenced perimeter.

Material Information

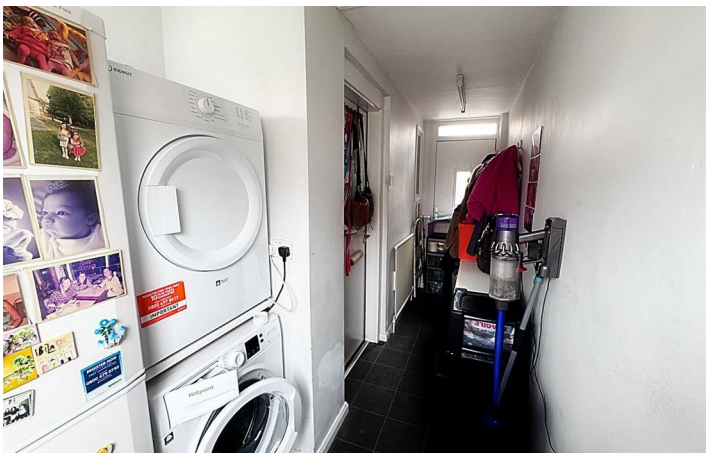
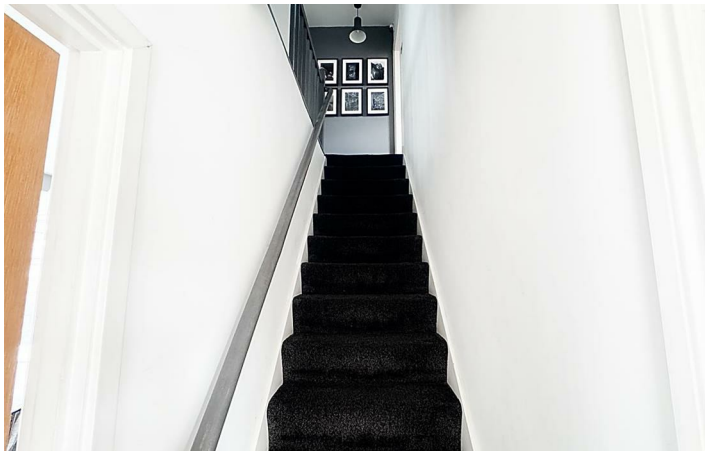
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit
https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

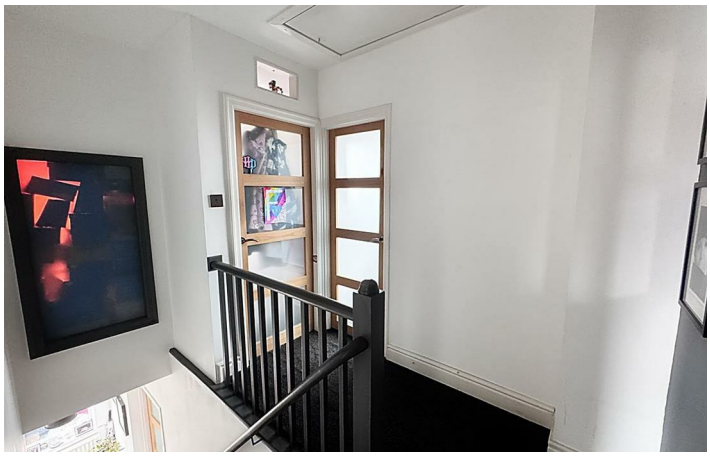
EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three- Good outdoor
Vodafone - Good outdoor, variable in-home

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

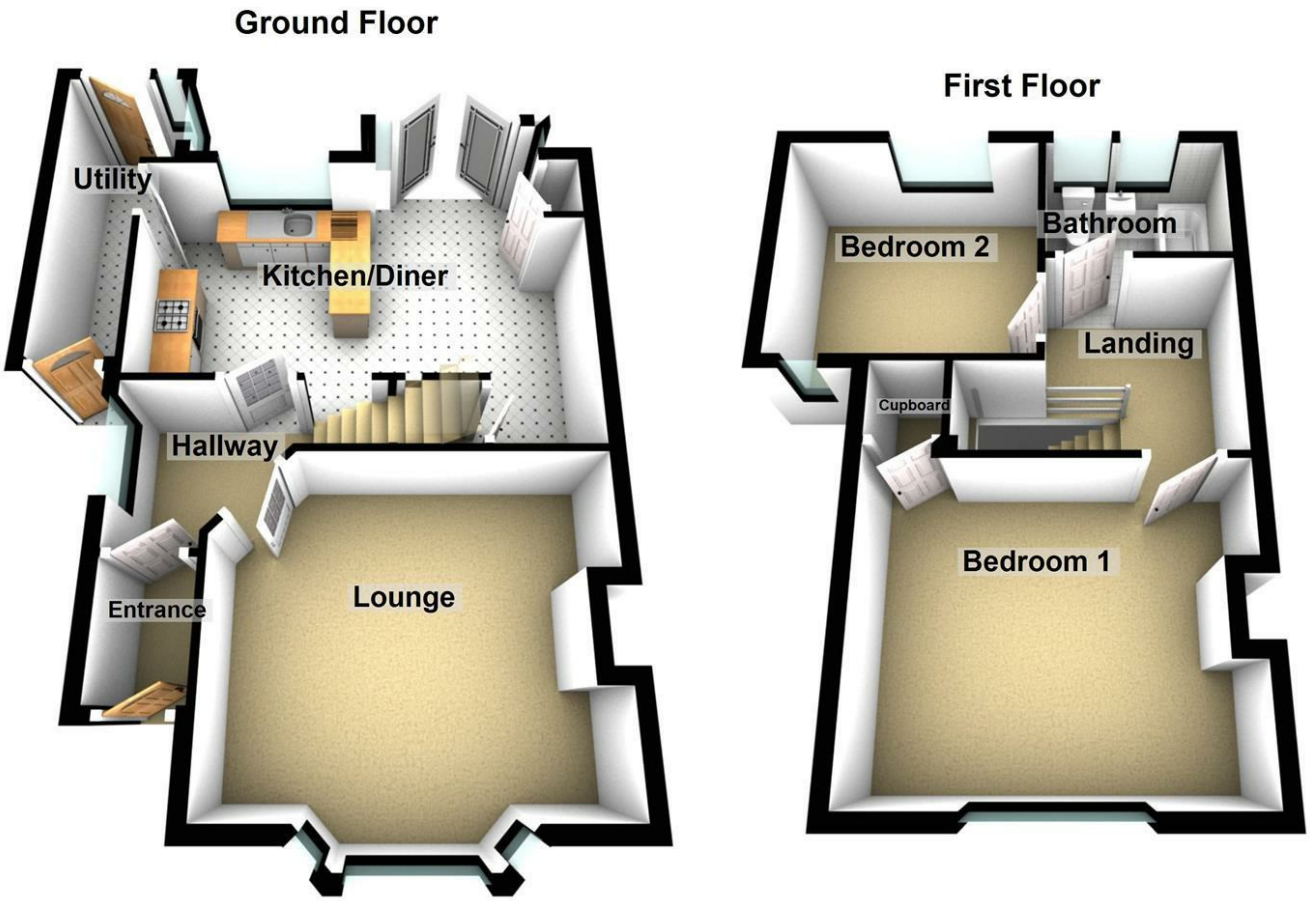
FLOOD RISK:
Yearly chance of flooding:
Surface water: Medium.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

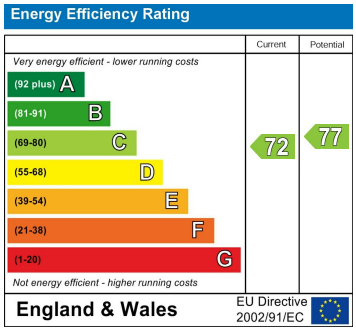





Floor Plan



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.



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