



6 Rochdale Street , Wallsend, NE28 8LA

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.

- SUPERBLY PRESENTED THREE BEDROOM MID TERRACE HOUSE • LOVELY PERIOD STYLE FEATURES •
- WALKING DISTANCE TO WALLSEND TOWN CENTRE • KITCHEN WITH INTEGRATED APPLIANCES •
- TWO RECEPTION ROOMS • WOOD BURNING STOVE FIRE • PRIVATE YARD TO REAR • FREEHOLD •

Price £165,000



- Three Bedroom Mid Terrace House
- Wood Burning Stove Fire
- Freehold
- Beautifully Presented Throughout
- Two Reception Rooms
- Council Tax Band A
- Lovely Period Style Features
- Integrated Appliances To Kitchen
- Energy Rating C

Hallway

Double glazed entrance door, stairs to the first floor landing, coving to ceiling, part panelled walls, laminate flooring, radiator.

Lounge

12'8" x 12'5" (3.87 x 3.81)
Double glazed sash window, fireplace with living flame effect gas fire and tiled inset, coving and rose to ceiling, radiator.

Sitting/Dining Room

16'3" x 12'5" (4.96 x 3.80)
Double glazed French doors leading out to the rear yard, fireplace with wood burning stove fire, coving to ceiling, storage cupboard, laminate flooring.

Kitchen

12'9" x 7'6" (3.91 x 2.30)
Fitted with a range of wall and base units with work surfaces over and Belfast style sink, integrated oven and induction hob with extractor hood over, integrated fridge/freezer, dishwasher and microwave, double glazed window, vertical radiator and double glazed external door.

Bathroom

7'6" x 5'11" (2.29 x 1.81)
Comprising; bath with shower over, WC and wash hand basin, part tiled walls, tiling to floor, radiator with towel rail, double glazed window.

Landing

Access to bedrooms.

Bedroom 1

16'4" x 12'11" (4.98 x 3.96)
Double glazed sash window, fireplace, radiator.

Bedroom 2

12'6" x 6'5" (3.82 x 1.97)
Double glazed window, storage cupboard, radiator.

Bedroom 3

9'6" max x 8'9" (2.91 max x 2.69)
Double glazed window, radiator.

External

Externally there is a small town garden to the front and a private 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, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor
Vodafone-Good outdoor and in-home

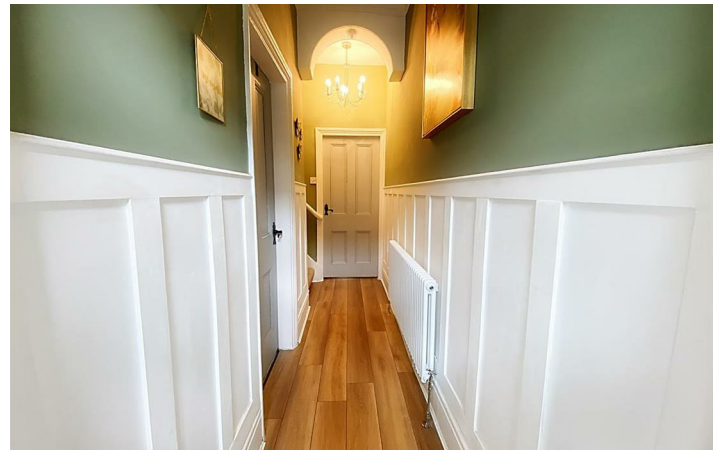
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

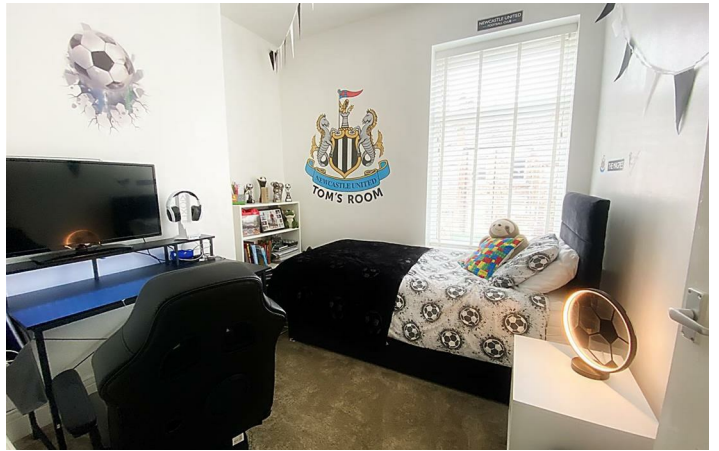
FLOOD RISK:

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

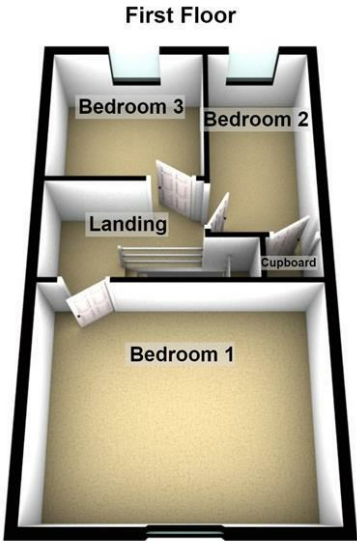
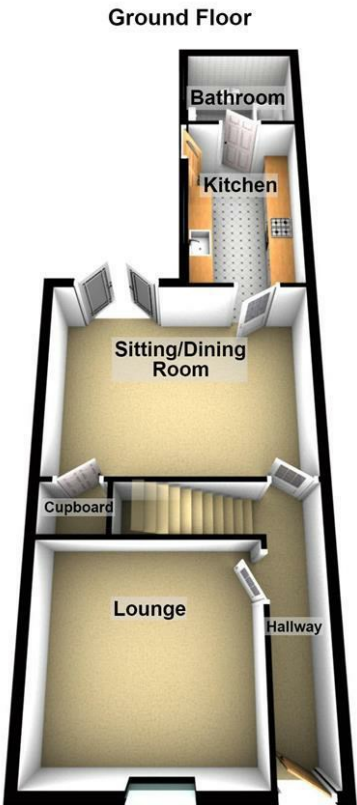
CONSTRUCTION:

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 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		85
(69-80) C	72	
(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	