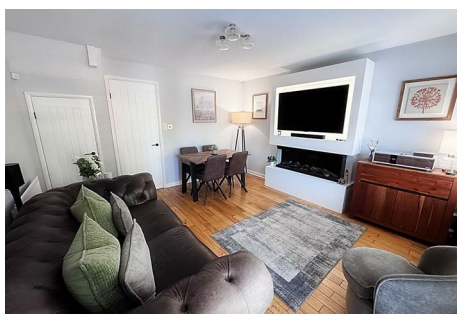
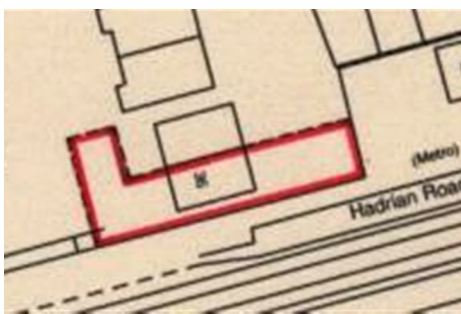




36 Church View , Wallsend, NE28 6PS

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.

GREAT FIRST TIME BUY • IMMACULATELY PRESENTED AND READY TO MOVE INTO
LOVELY GARDEN TO REAR • TWO BEDROOMS • MODERN BATHROOM & KITCHEN • FREEHOLD
TWO ALLOCATED PARKING BAYS TO FRONT • CUL-DE-SAC LOCATION • COUNCIL TAX BAND A
CLOSE TO LOCAL SCHOOLS, BUS SERVICES & METRO STATION • ENERGY RATING C

Offers Over £185,000



- Immaculately Presented
- Two Bedrooms
- Close to Schools, Buss Services and Metro Station

Entrance

Composite door into hallway

Hallway

Wood flooring, radiator, access to kitchen and lounge and stairs to first floor.

Kitchen

10'5" x 6'5" (3.19 x 1.97)

Fitted with range of modern wall and base units with complimentray worksurfaces, sink, built in oven and gas hob with overhead extractor hood, plumbed for washing machine, laminate flooring, double glazed window and radiator.

Lounge

13'2" x 12'11" (4.03 x 3.96)

Under stairs storage cupboard, wood flooring, double glazed window and French doors onto decked area and access to rear garden. Media wall and radiator.

Stairs to First Floor Landing

Leading to

Landing

Double glazed window, access to bathroom and bedrooms.

- Great First Home
- Modern Bathroom and Kitchen
- Freehold

Bedroom 1

10'5" to robe x 9'7" (3.18 to robe x 2.94)

Double glazed window, laminate flooring, sliding door wardrobes and cupboard. Front Elevation.

Bedroom 2

11'2" x 7'11" (3.42 x 2.42)

Double glazed window, radiator and laminate flooring. Rear Elevation

Bathroom

8'9" x 4'8" (2.68 x 1.43)

Fitted with bath with overhead shower, WC, sink set in vanity unit, part tiled walls, ladder style radiator and double glazed window.

External

To the front of the property there are two allocated parking bays, gravelled garden and also area with artificial turf and side gated access to rear garden. Rear garden has decked area leading from lounge, artificial turf and also pleasant patio area for evening sun.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit

- Two Allocated Parking Bays
- Lovely Rear Garden
- Energy Rating C

<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, variable in-home
Vodafone - Good outdoor, variable in-home

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

CONSTRUCTION:

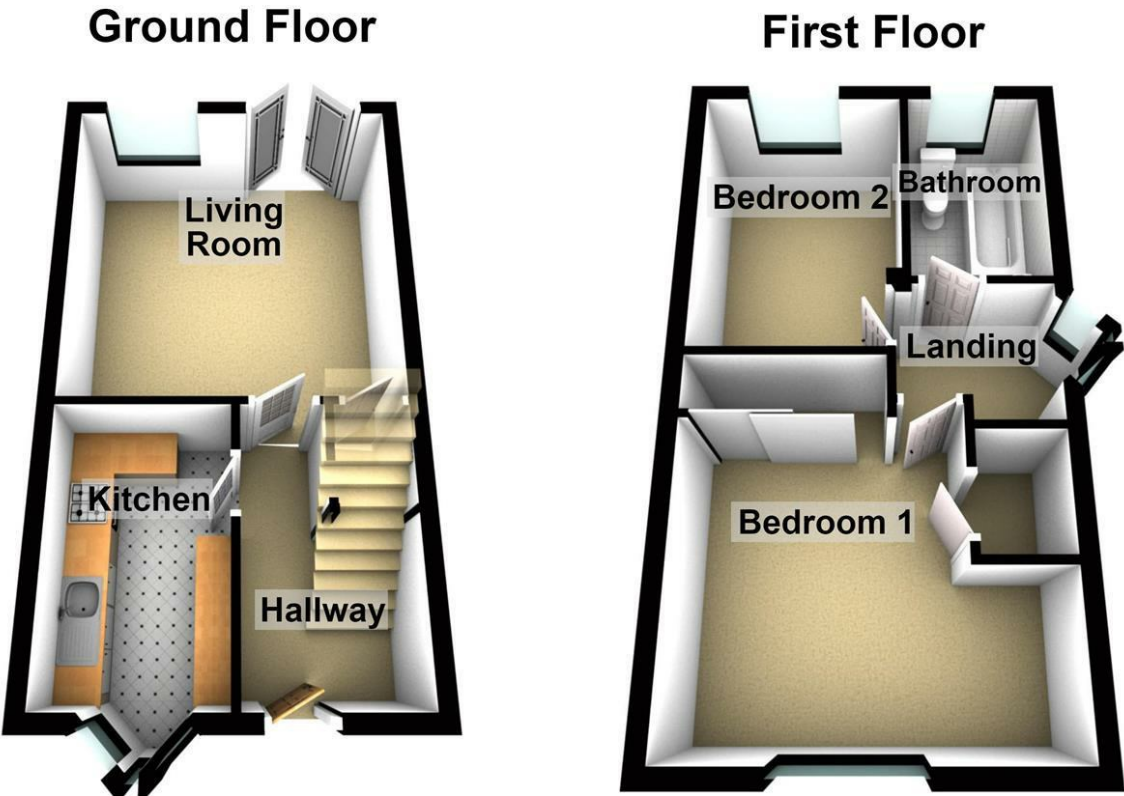
Traditional

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	78
England & Wales	EU Directive 2002/91/EC	