

## 21 North View , Wallsend, NE28 7NF

\*\* 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. \*\*

\*\* SITUATED IN CENTRAL WALLSEND CLOSE TO TOWN CENTRE & RICHARDSON DEES PARK \*\*

\*\* A GREAT SIZE FAMILY HOME \*\* WALKING DISTANCE TO SHOPS, BUSES & METRO STATION \*\*

\*\* TWO SPACIOUS RECEPTION ROOMS \*\* BATHROOM & SEPARATE WC \*\* CHAIN FREE \*\*

Price £160,000



- Three Bedroom Mid Terrace House
- Southerly Aspect Private Yard To Rear
- Council Tax Band A
- Two Reception Rooms
- Walking Distance To Shops, Buses & Metro Station
- Freehold
- Close To Richardson Dees Park
- Great Family Home - Chain Free
- Energy Rating D

### Entrance Lobby

Entrance door, half glazed inner door to the hallway

### Hallway

Stairs to the first floor landing, radiator.

### Lounge

12'2" + bay x 11'11" (3.71 + bay x 3.64)

Double glazed bay window, coving and rose to ceiling, fireplace and radiators.

### Dining Room

13'8" x 12'1" (4.17 x 3.70)

Double glazed window, fireplace and radiator.

### Kitchen

10'4" x 7'7" (3.17 x 2.33)

Fitted with a range of wall and base units with work surfaces over and sink unit. Double glazed window, laminate flooring, storage cupboard and double glazed door leading to the rear yard.

### Landing

A spacious landing area with storage cupboards.

### Bedroom 1

13'8" x 9'0" (4.18 x 2.76)

Double glazed window, built-in wardrobes, radiator.

### Bedroom 2

11'10" x 9'3" (3.62 x 2.83)

Double glazed window, built-in wardrobes, radiator.

### Bedroom 3

9'4" x 5'8" (2.85 x 1.73)

Double glazed window, built-in wardrobes, radiator.

### Bathroom

7'6" x 5'6" max (2.31 x 1.68 max)

Bath with shower over and wash hand basin with built-under storage, double glazed window, radiator.

### WC

5'3" x 2'5" (1.61 x 0.76)

WC and double glazed window.

### External

Externally there is a small town garden to the front. To the rear there is a private south facing yard, which has a garage door.

### 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 and in-home

Three-UK-Good outdoor and in-home

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.

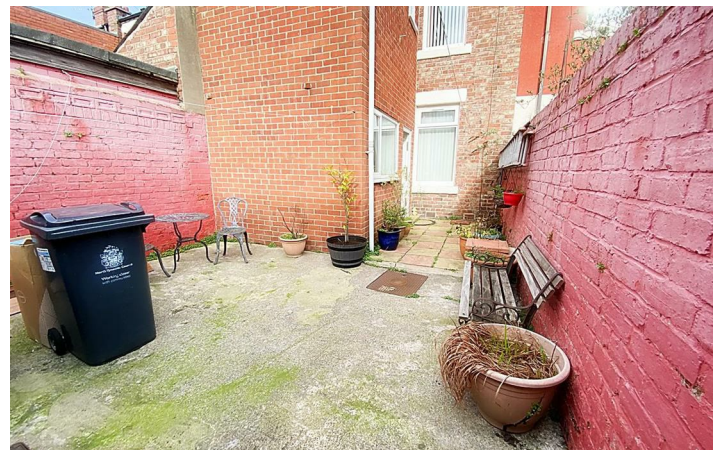
Rivers and the sea: Very low.

#### CONSTRUCTION:

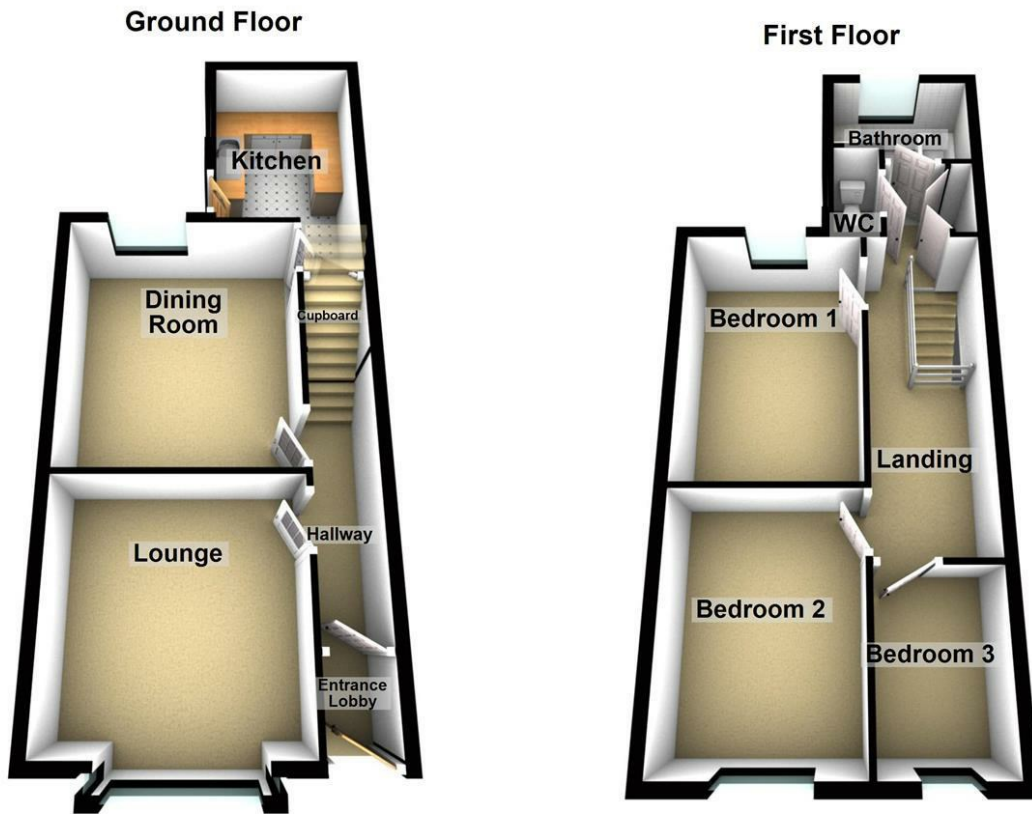
Traditional

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 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			85
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	