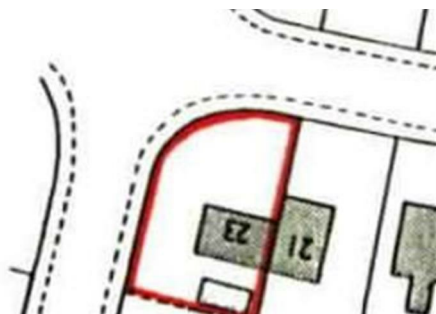




23 Simonside Avenue Howdon, Wallsend, NE28 7DT

CHAIN FREE • CORNER PLOT • UPDATING REQUIRED • THREE GOOD SIZE BEDROOMS •
SEMI DETACHED HOUSE • CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS •
GARAGE AND OFF STREET PARKING • DOWNSTAIRS WC • COUNCIL TAX BAND A • FREEHOLD •
ENERGY RATING D • CHURCHILL COMMUNITY COLLEGE 0.4 MILES • COAST ROAD 0.8 MILES •
SILVERLINK RETAIL PARK 1.3 MILES

Offers Over £160,000



- Chain Free
- Three Bedroom Semi Detached House
- Council Tax Band A
- Updating Required
- Garage and Off Street Parking
- Energy Rating D
- Corner Plot
- Close to Local Amenities, Schools and Transport Links
- Freehold

Entrance

Composite door into inner lobby

Inner Lobby

Stairs to first floor, access to lounge and radiator.

Lounge

15'7" into bay x 12'9" (4.77 into bay x 3.89)

Double glazed bay window, radiator, laminate flooring, cupboard, coving to ceiling and access to kitchen.

Kitchen

13'1" x 9'10" (3.99 x 3.00)

Fitted with wall and base units with work surfaces, sink, plumbed for washing machine and space for cooker and fridge freezer. Double glazed window, radiator. laminate flooring and access to rear lobby.

Rear Lobby

3'4" x 2'8" (1.03 x 0.83)

Storage cupboard, laminate flooring, UPVC door to rear and access to WC.

WC

7'1" x 2'8" (2.18 x 0.82)

Double glazed window, laminate flooring and WC.

Stairs to First Floor

Double glazed window

Landing

Access to bedrooms and bathroom

Bedroom 1

10'2" x 9'5" (3.12 x 2.88)

Double glazed window, laminate flooring and radiator.

Bedroom 2

13'4" x 7'10" (4.08 x 2.41)

Double glazed window, radiator

Bedroom 3

10'2" x 7'11" (3.10 x 2.42)

Double glazed window, radiator and laminate flooring.

Bathroom

10'2" max x 6'0" (3.11 max x 1.84)

Double glazed window, radiator. Comprising bath with overhead shower, WC and wash hand basin.

External

Hedged corner plot, with detached garage and off street parking available.

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

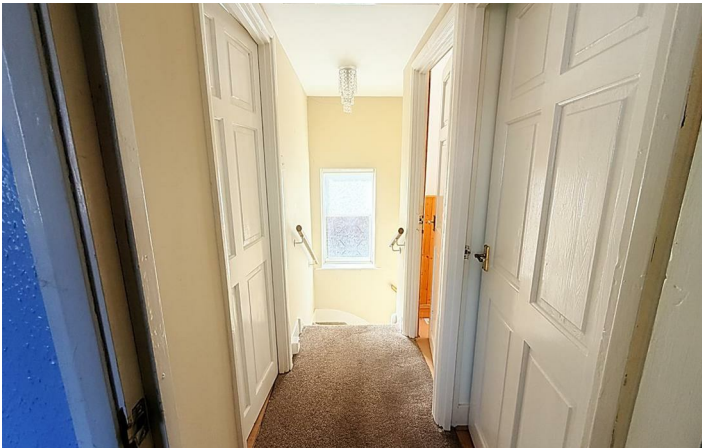
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages. We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

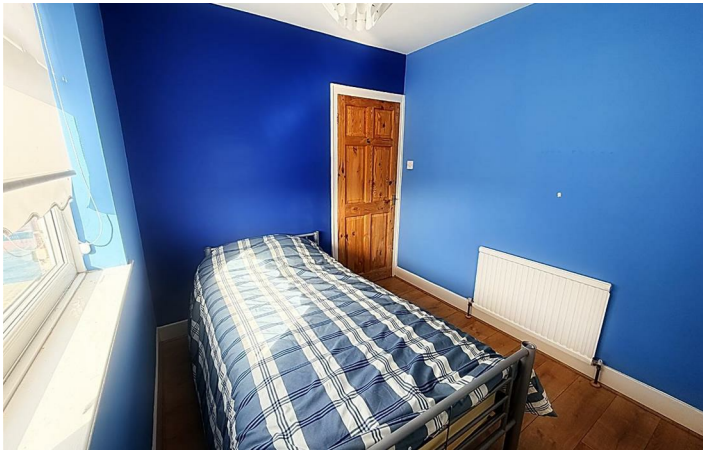
FLOOD RISK:

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

CONSTRUCTION:

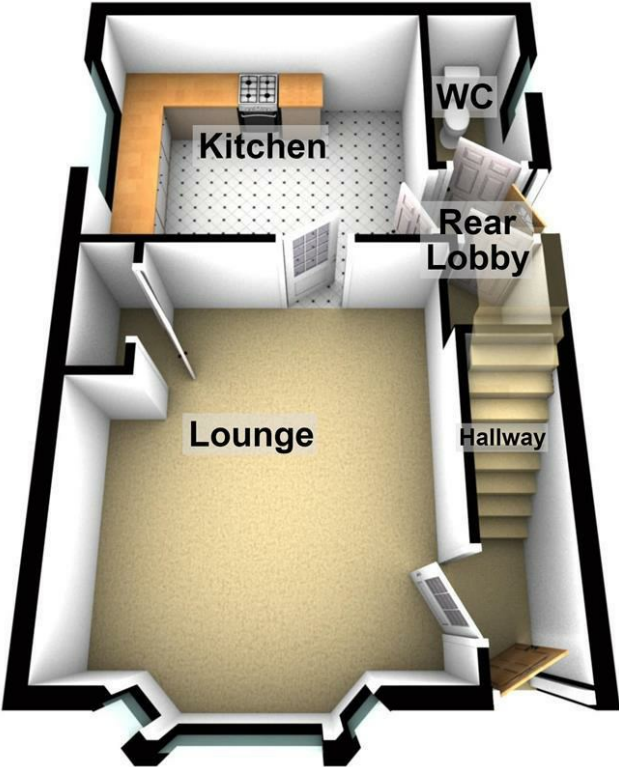
Traditional
This information must be confirmed via your surveyor and legal representative.



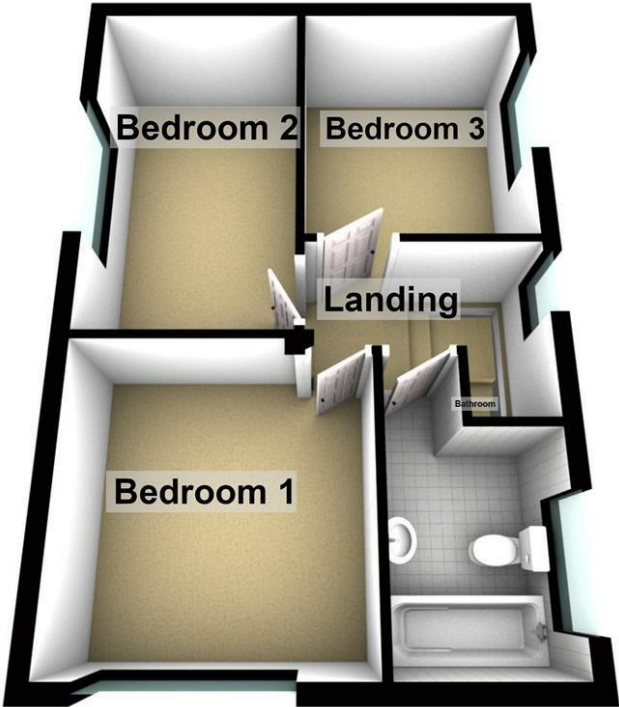


Floor Plan

Ground Floor



First Floor



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	64	81
(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