



3 Union Street , Wallsend, NE28 6BW

**** END TERRACE HOUSE ** THREE DOUBLE BEDROOMS ** CHAIN FREE ** FANTASTIC FIRST BUY ****

**** NEWLY REFURBISHED & READY TO MOVE INTO ** CLOSE TO SHOPS, SCHOOLS & BUS SERVICES ****

**** WALKING DISTANCE TO WALLSEND METRO STATION & TOWN CENTRE ** PRIVATE YARD TO REAR ****

**** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D ****

Offers Over £145,000



- End Terrace House - Three Double Bedrooms
- Fantastic First Time Buy
- Chain Free
- Newly Refurbished & Ready To Move Into
- Close To Shops, Schools & Bus Services
- Council Tax Band A - Freehold
- Two Reception Rooms
- Nearby Metro Station
- Energy Rating D

Hallway

Double glazed entrance door, stairs to the first floor landing, radiator.

Lounge

14'6" x 12'4" (4.42 x 3.78)

Double glazed window, cupboard to alcove, radiator.

Dining Room

14'3" x 8'8" (4.35 x 2.66)

Double glazed window, storage cupboard, radiator.

Kitchen

11'4" x 9'7" (3.47 x 2.94)

Fitted with wall and base units with work surfaces over and 1.5 bowl sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and external door to the rear yard.

Landing

Storage cupboard.

Bedroom 1

11'8" x 11'5" (3.56 x 3.48)

Double glazed window, radiator.

Bedroom 2

10'2" x 10'2" (3.11 x 3.10)

Double glazed window, radiator.

Bedroom 3

11'3" x 9'7" (3.43 x 2.94)

Double glazed window, radiator.

Bathroom

8'0" x 5'11" (2.45 x 1.81)

Fitted with a three piece suite comprising; bath with shower over, WC and wash hand basin. Double glazed window, radiator.

External

Externally there is 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 and in-home

O2-Good outdoor

Three-UK-Good outdoor

Vodafone_Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

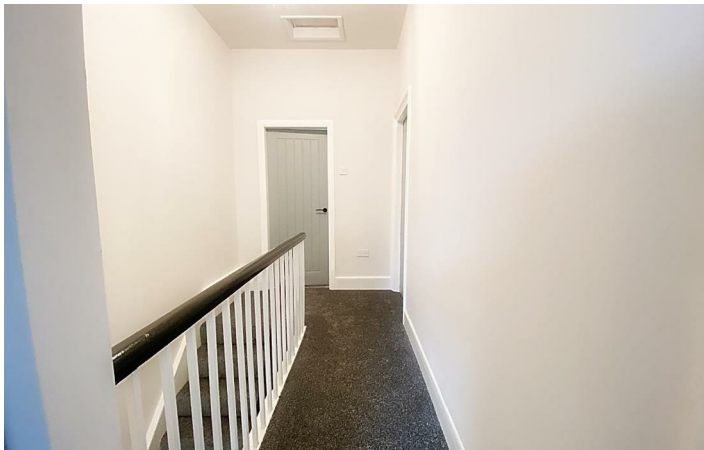
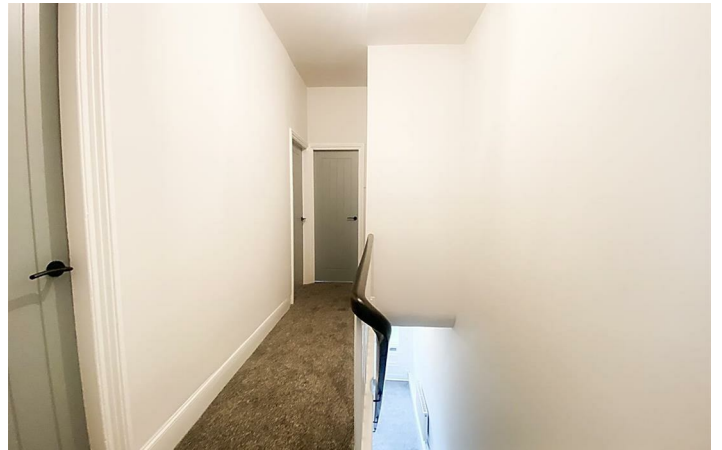
Surface water: Medium.

Rivers and the sea: Very low.

CONSTRUCTION:

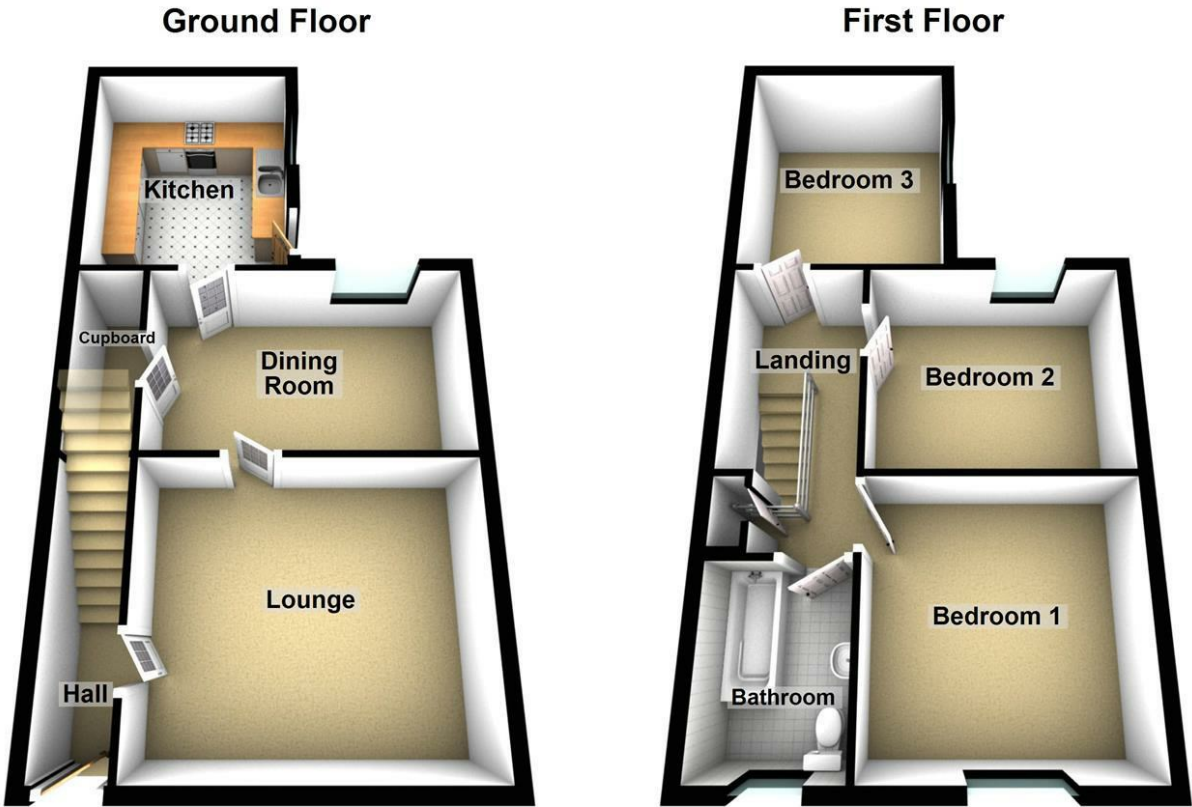
Traditional

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		