

82 Coronation Street , Wallsend, NE28 7LT

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.

** LOTS OF CHARACTER ** THREE BEDROOM MID TERRACE HOUSE ** KITCHEN/DINING ROOM **

** USABLE LOFT SPACE ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D **

** CLOSE TO SHOPS, RICHARDSON DEES PARK, BUS SERVICES AND METRO STATION **

** PRIVATE YARD **

Offers Over £170,000



- Freehold
- Close to Richardson Dees Park, Schools and Local Transport Links
- Council Tax Band A
- Three bedrooms
- Lots of Character
- Energy Rating D
- Useable Loft Space
- Private Yard

Entrance

Timber door into inner porch area and timber door opening into hallway

Hallway

Laminate flooring, radiator, understairs cupboard, stairs to first floor, access to lounge and kitchen/diner

Lounge

16'2" into bay x 11'1" max (4.93 into bay x 3.39 max)

Double glazed bay window, radiator, feature fire place, picture rail, coving and stripped wood flooring.

Kitchen/Diner

17'5" into alcove x 14'1" + 9'9" x 6'1" (5.31 into alcove x 4.30 + 2.98 x 1.87)

Fitted with range of wall and base units with complimentary work surfaces, sink, freestanding cooker, with over head extractor hood, pace for fridge freezer, plumbed for washing machine, storage cupboard, wood effect flooring, double glazed window, radiator, UPVC door to rear yard and log burner.

Stairs to First Floor

Access to...

Landing

Stripped wood flooring, access to bathroom, bedrooms and loft.

Bathroom

7'2" x 5'9" (2.19 x 1.77)

Double glazed window, ladder style radiator, fully tiles walls, fitted with bath with overhead shower, WC and hand wash basin.

Bedroom 1

13'5" x 11'2" (4.09 x 3.41)

Rear Elevation. Double glazed window, radiator, picture rail and coving.

Bedroom 2

10'8" x 11'1" (3.27 x 3.39)

Front elevation. Double glazed window, radiator, picture rail and coving .

Bedroom 3

8'8" x 5'11" (2.65 x 1.81)

Front elevation. Double glazed window, radiator, laminate flooring, picture rail and coving.

Loft Space

approx measurements 18'1" x 16'2" (approx measurements 5.52m x 4.94m)

Useable loft space for storage.

External

Externally there is a small walled garden to the front. To the rear there is a private yard with up and over garage door for off street parking.

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

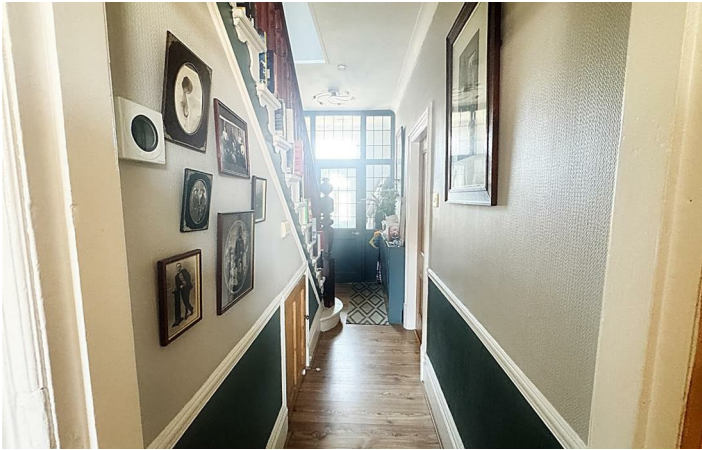
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

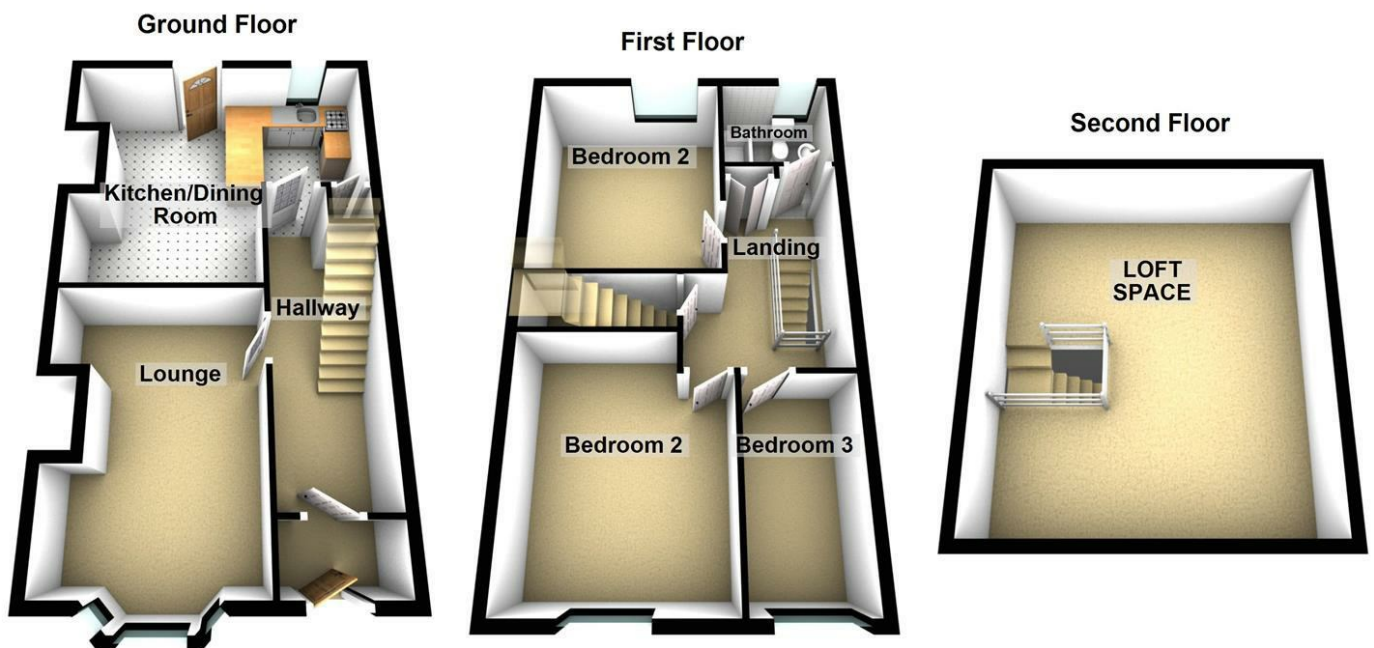
CONSTRUCTION:

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			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	