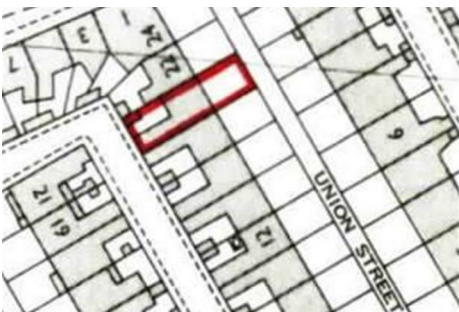




20 Union Street , Wallsend, NE28 6BW

** 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. **

** TWO BEDROOM MID TERRACE HOUSE ** CHAIN FREE ** GREAT FIRST BUY **

** CLOSE TO LOCAL SHOPS, SCHOOLS & TRANSPORT LINKS ** PRIVATE YARD TO REAR **

** WITHIN WALKING DISTANCE TO WALLSEND METRO STATION & TOWN CENTRE **

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

Offers Over £115,000



- Chain Free
- Close to Local Amenities, Transport Links and Schools
- Council Tax Band A

Entrance

Double glazed entrance door opening into the hall. Staircase leading to the first floor landing, access into the lounge.

Lounge

16'4" x 16'0" (5.00 x 4.90)
(Measurements take to maximum point) Double glazed window to the front elevation, under stairs storage cupboard, access into the kitchen and bathroom, radiator.

Kitchen

9'11" x 7'4" (3.03 x 2.24)
Fitted with a range of wall and base units with complementing work surfaces and tiling to walls, sink unit, double glazed window to the side elevation, plumbing for washing machine, access into the rear lobby.

Bathroom

7'3" x 4'9" (2.22 x 1.46)
A white three piece suite comprising; bath with shower over, WC, wash hand basin, tiling to the walls, double glazed window to the side elevation.

Stairs to First Floor Landing

Double glazed window, access to...

- Two Bedrooms
- Pedestrianised Street
- Freehold

Bedroom 1

16'1" max x 9'9" (4.91 max x 2.98)
Double glazed window to the front elevation, radiator.

Bedroom 2

9'9" x 6'3" (2.98 x 1.92)
Double glazed window to the rear elevation, radiator.

External

There is a gravelled garden to the front of the property. Externally to the rear there is a small private yard.

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

- Great First Time Buy
- Within Walking Distance to Metro Station
- Energy Rating D

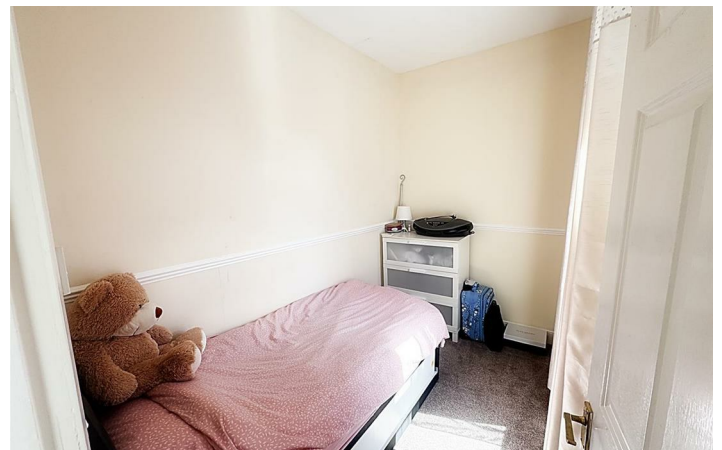
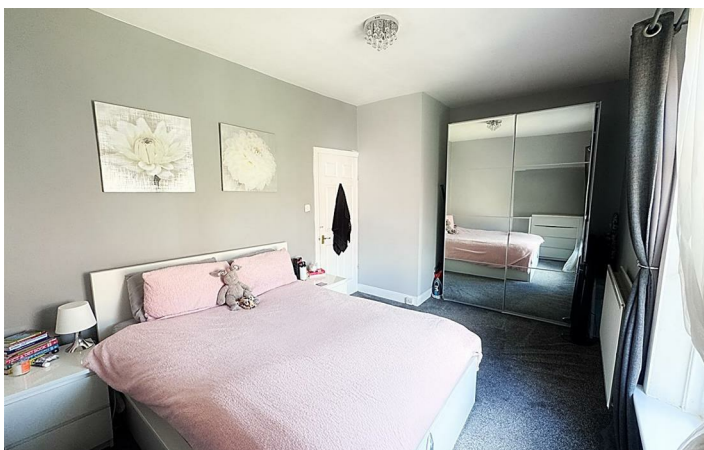
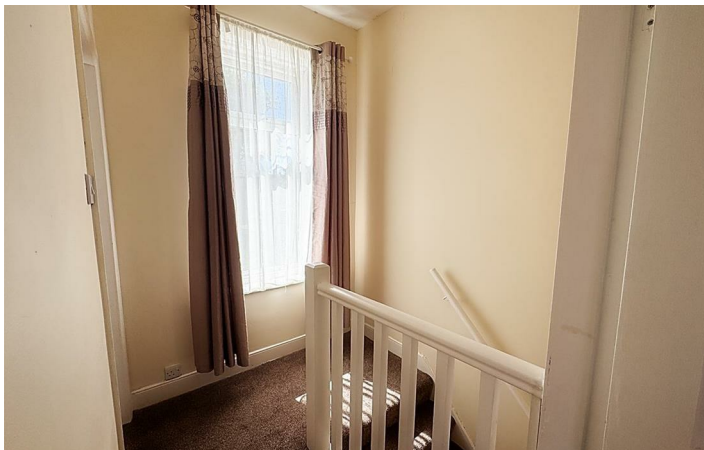
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

CONSTRUCTION:

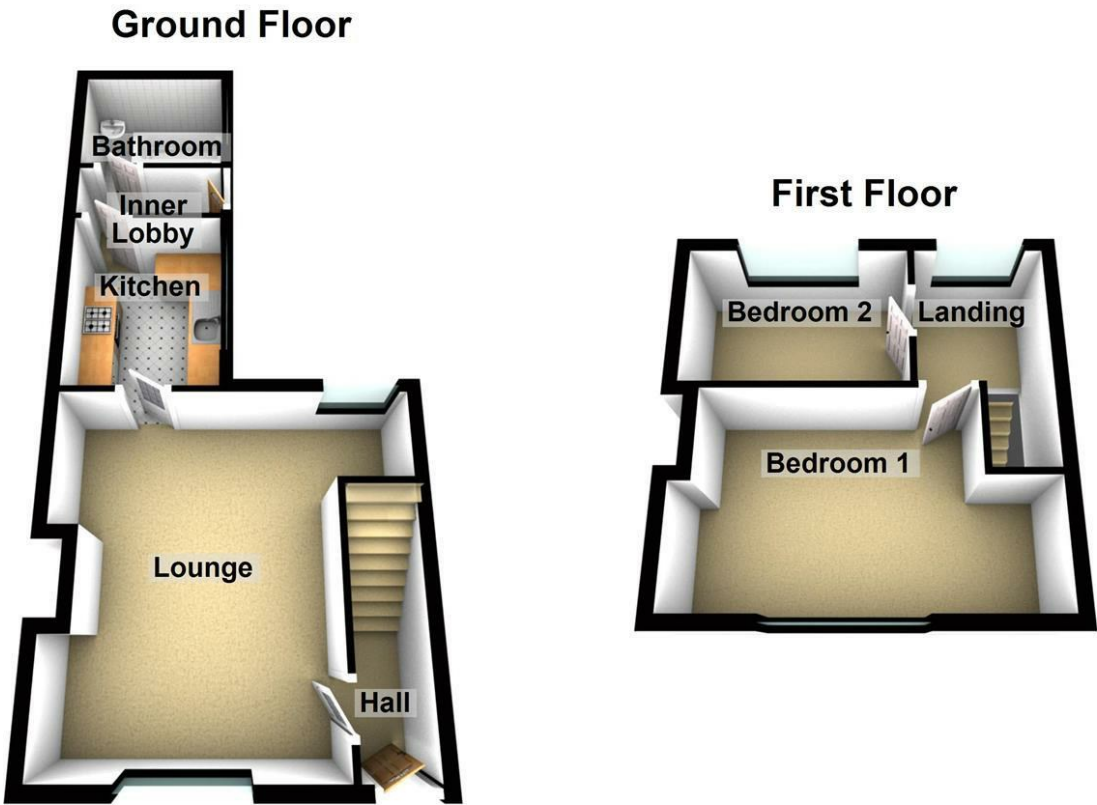
Traditional .
This information must be confirmed via your surveyor and legal representative.







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 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	66	84
(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