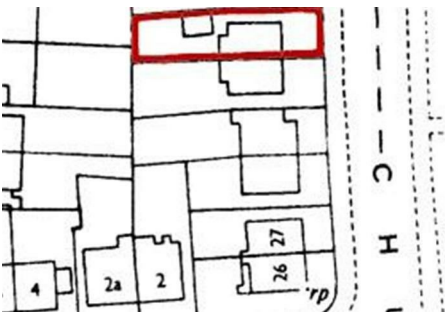




31 Churchill Street

Howdon, Wallsend, NE28 7TD

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.

CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • TYNE TUNNEL 1.6 MILES •

HOWDON METRO STATION 0.4 MILES • TWO DOUBLE BEDROOMS • MODERN KITCHEN & BATHROOM

SUMMERHOUSE • WELL PRESENTED • WEST FACING LOW MAINTENANCE REAR GARDEN

OFF STREET PARKING • COUNCIL TAX BAND B • EPC RATING D

Offers Over £180,000



- Two Bedroom Semi Detached House
- Westerly Aspect To Rear
- Excellent Transport & Road Links
- Modern Kitchen & Bathroom
- Off Street Parking
- Council Tax Band B
- Summerhouse
- Freehold
- EPC Rating D

Entrance Hallway

Double glazed entrance door, storage cupboard, stairs to the first floor landing, cast iron style radiator, feature wooden floorboards.

Lounge

16'7" x 10'11" (5.06 x 3.32)

Double glazed bay window, radiator, fireplace with log burner, feature wooden floorboards.

Kitchen/Diner

16'6" x 9'9" max (5.04 x 2.97 max)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink. Double glazed window, verticle radiator, tiling to floor, French doors leading out to the rear garden.

Stairs to First Floor

Leading to...

Landing

Double glazed window, access to bedrooms and bathroom. Access to loft, which has been boarded out for extra storage.

Bedroom 1

16'4" max x 10'11" (5.00 max x 3.34)

Double glazed window, cast iron style radiator, feature wooden floorboards. Feature fireplace.

Bedroom 2

14'2" x 8'1" (4.32 x 2.46)

Double glazed window, cast iron style radiator, feature wooden floorboards.

Bathroom

8'2" x 7'11" (2.49 x 2.41)

Modern family bathroom with bath and separate walk in shower, WC, wash hand basin, tiling to walls and floor, cast iron style radiator, storage cupboards.

External

To the front there is off street parking for around two vehicles. The rear garden has a patio area and artificial turf, the garden has been designed with low maintenance in mind and benefits from a westerly aspect.

Summerhouse

A substantial summerhouse to the rear of the garden for outside entertainment.

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 and in-home
Vodafone - Good outdoor and in-home

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

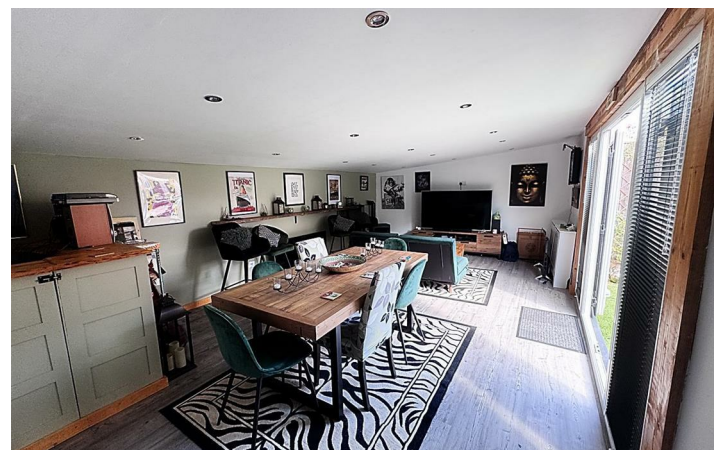
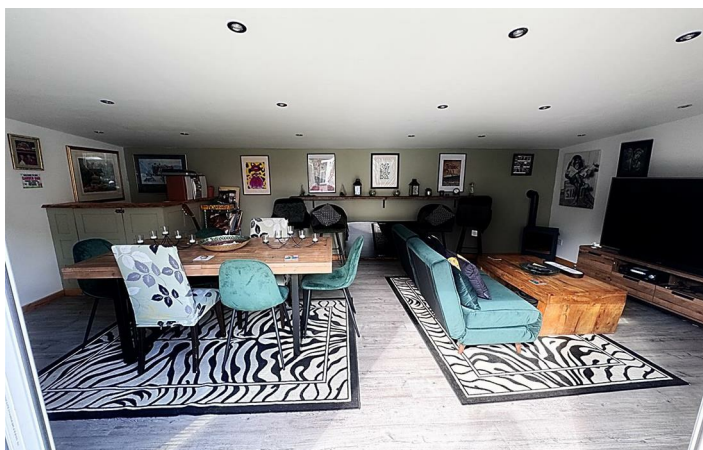
FLOOD RISK:

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

CONSTRUCTION:

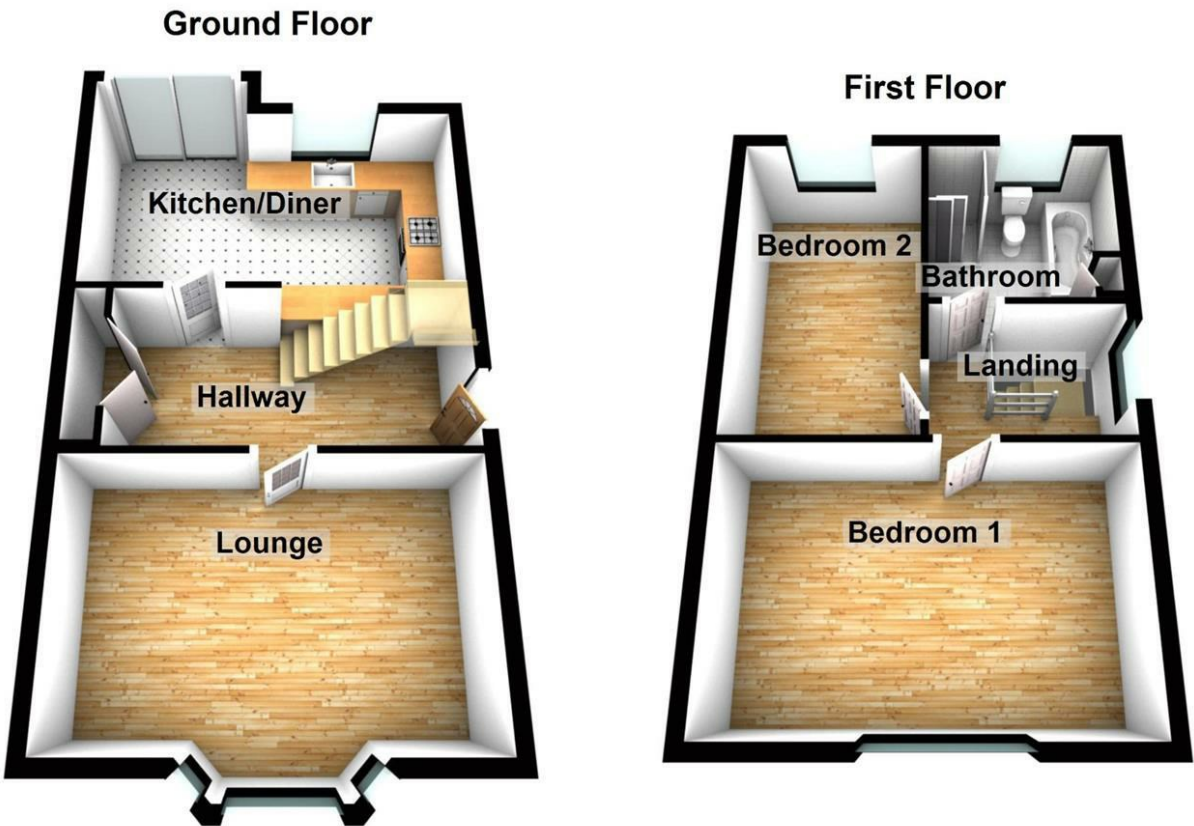
Traditional
This information must be confirmed via your surveyor and legal representative.







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 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		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC