next2buy property retailers make the next step easy

19 Laurel Street

, Wallsend, NE28 6TG

** CHAIN FREE ** TWO BEDROOM TERRACED HOUSE ** FORMERLY TWO FLATS ** FREEHOLD **

** TWO RECEPTIONS ROOMS ** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS **

** WITHIN WALKING DISTANCE TO WALLSEND METRO STATION ** PRIVATE YARD **

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

Offers Over £120,000

2 1 2 D

- Chain Free
- Great First Time Buy
- Private Yard
- Two Bedroom Mid Terrace House
- Close to Local Amenities and Transport Links
- Council Tax Band A
- Formerly Two Flats
- Freehold
- Energy Rating D

Entrance

UPVC Door opening into dining room and stairs to first floor

Dining Room

16'2" max x 13'2" (4.94 max x 4.03)
Double glazed window, radiator, feature fireplace, understairs cupboard, double doors leading into lounge.

Lounge

16'2" max x 13'3" (4.95 max x 4.06)
Hearth with electric fire, radiator, French doors leading into private backyard access to kitchen.

Kitchen

8'7" x 7'6" (2.64 x 2.29)
Two double glazed windows, range of base and wall units, sink, electric hob and oven with extractor hood. Plumbed for washing machine.

Stairs to First Floor

leading to...

Landing

Access to bedrooms, bathroom and partially boarded loft. Radiator

Bathroom

8'7" x 7'6" (2.64 x 2.29)
Double glazed window , WC, bath, wash hand basin, separate shower cubicle, radiator, part tiled walls and tiled floor.

Bedroom 1

13'5" x 11'6" max (4.09 x 3.51 max)
Double glazed window, radiator, sliding door wardrobe, feature fireplace.

Fireplace Bedroom 1

Bedroom 2

13'5" x 7'4" (4.11 x 2.26)
Double glazed window, radiator, cupboard.

External

To the front there is a permit parking and to the rear there is a private yard.

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

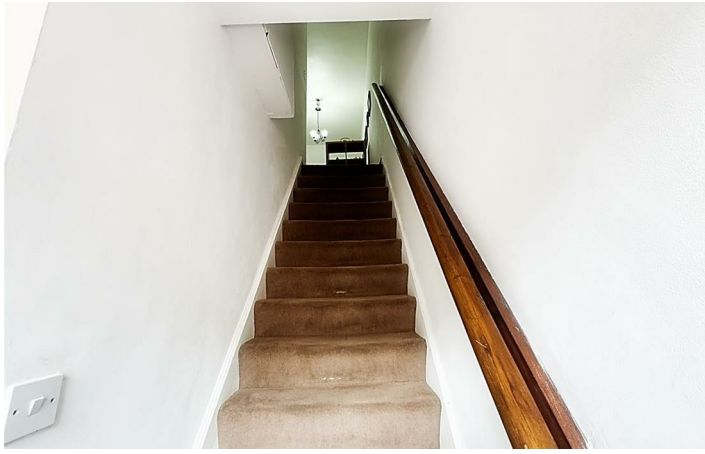
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

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

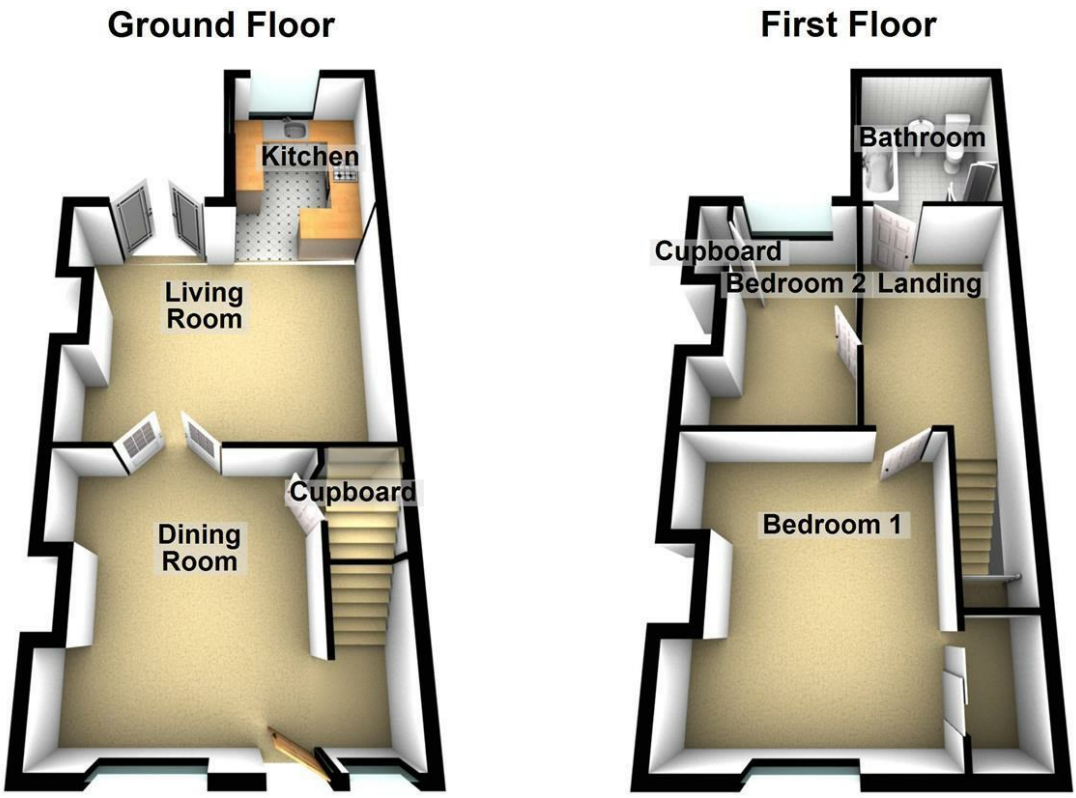
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

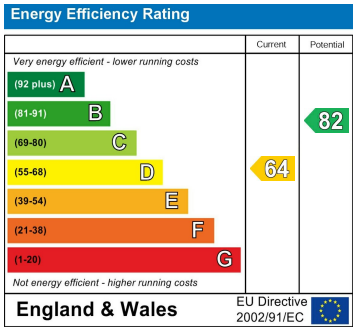
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



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.



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