



## 43 Rosehill Road Rosehill, Wallsend, NE28 6LE

\*\* 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. \*\*

\*\*\*\* GUIDE PRICE £120,000 - £130,000 \*\*\*\*

\*\* TWO BEDROOM MID TERRACE HOUSE \*\* NEWLY DECORATED \*\* GREAT FIRST TIME BUY \*\*

\*\* DOWNSTAIRS WC \*\* SOUTHERLY ASPECT REAR GARDEN \*\* SPACE FOR PARKING TO REAR \*\*

Price Guide £120,000



- Guide Price £120,000 - £130,000
- Chain Free
- Freehold
- Two Bedroom Mid Terrace House
- Southerly Aspect Garden To Rear
- Council Tax Band A
- Great First Time Buy
- Space For Parking
- Energy Rating C

### Hallway

Entrance door, stairs to the first floor landing, radiator.

### Cloaks/WC

4'9" x 2'10" (1.45 x 0.87)  
Double glazed window, WC, wash hand basin and radiator.

### Lounge

13'10" x 10'1" min x 13'4" max (4.22 x 3.09 min x 4.07 max)  
Double glazed window, storage cupboard, radiator and double doors opening to the kitchen/diner.

### Kitchen/Diner

13'3" x 9'4" (4.05 x 2.86)  
Wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and external door to the rear garden.

### Landing

Storage cupboard.

### Bedroom 1

11'10" x 10'1" (3.61 x 3.09)  
Double glazed windows, cupboard and radiator.

### Bedroom 2

11'5" x 7'4" (3.50 x 2.25)  
Double glazed window, radiator.

### Bathroom

7'2" x 5'6" (2.20 x 1.70)  
Comprising; bath with shower over, WC and wash hand basin. Double glazed window, part tiled walls and ladder style radiator.

### External

Externally there is a garden to the rear together with space for parking.

### 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, variable in-home  
O2-Good outdoor and in-home  
Three-UK-Good outdoor  
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:

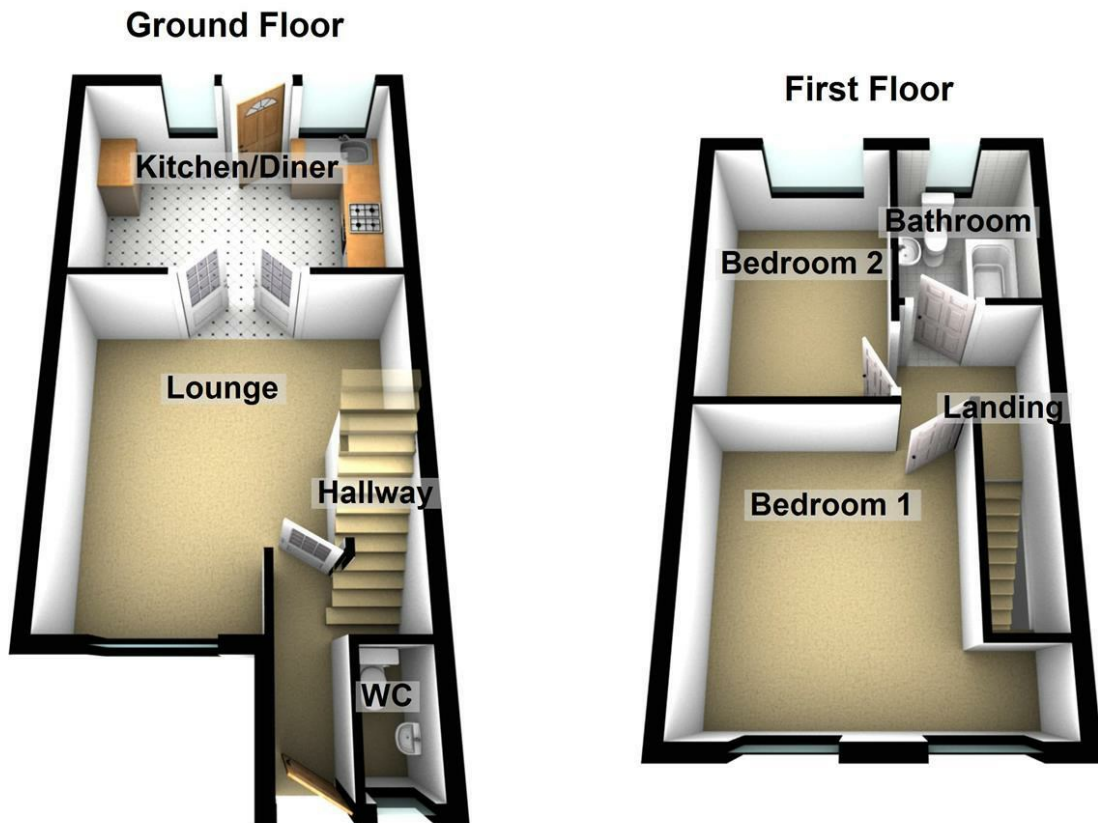
Traditional - Non Standard Construction.

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			
(81-91) B			88
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	