



11 Hunters Court , Wallsend, NE28 7NZ

- CHAIN FREE • THIS TWO BEDROOM MID TERRACE HOUSE WITH GARAGE & PARKING SPACE •
- SITUATED IN THE HEART OF WALLSEND TOWN CENTRE WITH AMPLE AMENITIES CLOSE BY •
- WALKING DISTANCE TO BUS SERVICES & WALLSEND METRO STATION • EXCELLENT ROAD LINKS •
- CONSERVATORY • MODERN REFITTED SHOWER ROOM • GARDENS FRONT & REAR • FREEHOLD •
- FANTASTIC FIRST TIME BUY • COUNCIL TAX BAND B • ENERGY RATING TBC •

Offers Around £140,000



- Two Bedrooms
- Gardens Front & Rear
- Leasehold
- No Onward Chain
- Garage
- Council Tax Band B
- Conservatory
- Great First Buy
- Energy Rating D

Lounge

12'4" x 11'7" (3.78 x 3.54)

Double glazed entrance door, fire surround housing electric fire, double glazed window, radiator, stairs to first floor landing.

Kitchen

11'6" x 7'11" (3.51 x 2.42)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, integrated oven and hob, tiling to floor, double glazed window, radiator, door leading into the conservatory.

Conservatory

9'3" x 7'8" (2.82 x 2.36)

Double glazed windows, tiling to floor, double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

12'0" x 11'6" into robe 8'5" min (3.67 x 3.53 into robe 2.57 min)

Built-in sliding door wardrobes, double glazed window, radiator.

Bedroom 2

8'7" x 5'3" (2.62 x 1.62)

Double glazed window, radiator.

Shower Room

1.78 x 1.49

Comprising; shower cubicle, WC, and wash hand basin, double glazed window, radiator.

External

Externally there is a gravelled garden to the front and a rear garden which has paving, gravelled area and rear access gate.

Garage

There is a single garage situated nearby to the rear of the property.

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>

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

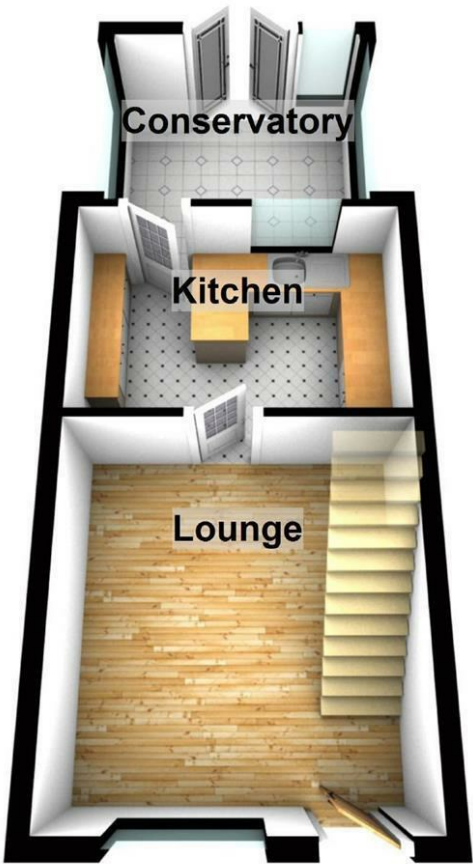
This information must be confirmed via your surveyor and legal representative.



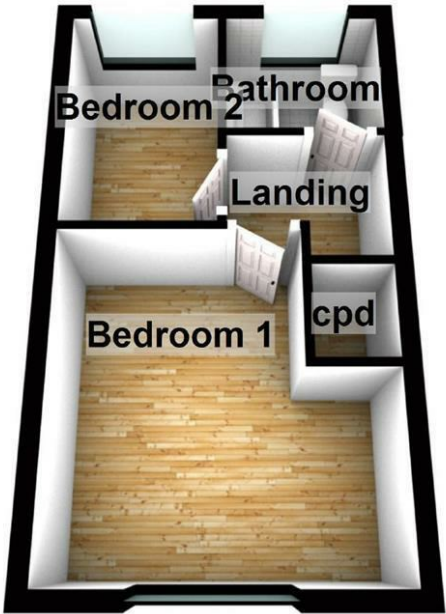


Floor Plan

Ground Floor



First Floor



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		
(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	