



17 James Terrace , Wallsend, NE28 6RU

** THREE BEDROOM MID TERRACE HOUSE ** SITUATED ON A PEDESTRIANISED STREET **

** TWO RECEPTION ROOMS ** NEWLY DECORATED THROUGHOUT ** GREAT FIRST TIME BUY **

** WALKING DISTANCE TO SHOPS, BUSES & METRO STATION ** GARDEN TO FRONT & REAR YARD **

** COUNCIL TAX BAND A ** 999 YEAR LEASE FROM 1876 ** ENERGY RATING D **

Price £140,000



- Three Bedroom Mid Terrace House
- Two Reception Rooms
- 999 Year Lease from 1876

ENTRANCE

Timber door into lobby, laminate flooring, decorative coving, half glazed inner door to hallway.

HALLWAY

Stairs to the first floor landing with storage cupboard under, laminate flooring, radiator.

LOUNGE

12'0" x 11'2" (3.66 x 3.40)

Window to front, radiator, wooden fire surround with a cast iron inset, feature tiling and a living flame gas fire, decorative coving.

DINING ROOM

12'2" x 11'11" (3.7 x 3.63)

Double glazed window, cupboard, laminate flooring, radiator.

KITCHEN

15'10" x 8'10" (4.83 x 2.7)

Fitted with wall and floor units, sink unit, integrated oven, hob and Fridge/Freezer, double glazed windows and external door to the rear yard.

BATHROOM

Comprising; bath with shower over, WC and wash hand basin, tiling to walls and floor, ladder style radiator.

- Pedestrianised Street
- Chain Free
- Council Tax Band A

LANDING

Double glazed window.

BEDROOM 1

12'8" x 12'2" (3.86 x 3.7)

Double glazed window, fireplace with cast iron inset, radiator.

BEDROOM 2

12'1" x 7'2" (3.68 x 2.18)

Double glazed window, radiator, storage cupboard.

BEDROOM 3

8'10" x 7'1" (2.7 x 2.16)

Double glazed window, radiator.

EXTERNAL

Private yard to the rear, and garden to the front.

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

- Garden To Front & Yard To Rear
 - Newly Decorated Throughout
 - EPC Rating D
- 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.

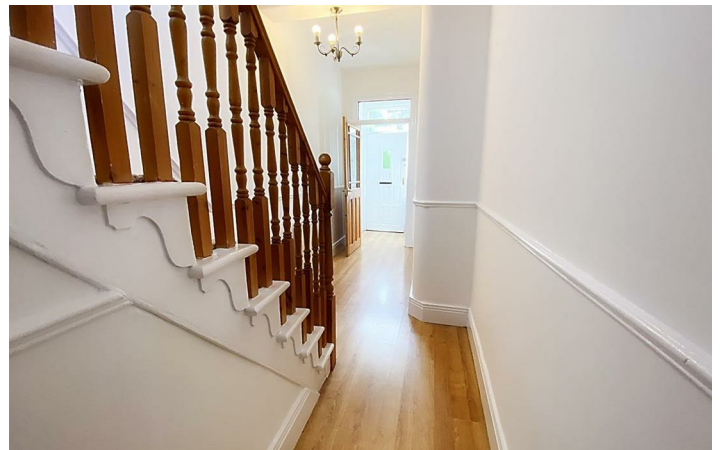
CONSTRUCTION:

Traditional

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

Lease Information

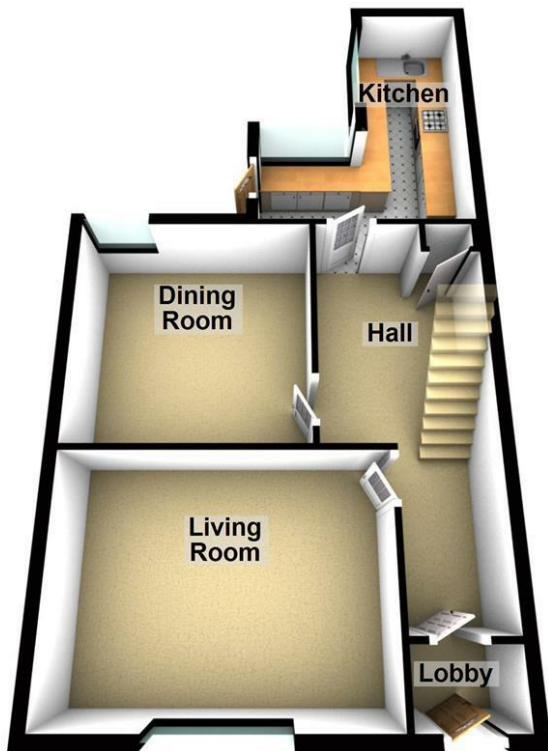
The property has a 999 year lease dated from 13/05/1876. Title register states that ground rent is £28 per year. The Vendor has advised that this has never been requested.





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	