

## 190 Churchill Street , Wallsend, NE28 7TH

\*\* 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. \*\*

\*\* CHAIN FREE \*\* GREAT FIRST BUY OR INVESTMENT \*\* TWO BEDROOM SEMI DETACHED HOUSE \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

\*\* MODERN KITCHEN \*\* GOOD SIZED REAR GARDEN \*\* COUNCIL TAX BAND A \*\*

\*\* FREEHOLD \*\* ENERGY RATING C \*\*

**Offers Over £135,000**



- Chain Free
- Great First Time Buy

- Two Double Bedrooms
- Freehold

- Front and Rear Gardens
- Close to Local Amenities, Schools, Transport Links and Major Road Links

- Energy Rating C

#### Entrance

UPVC door into hallway.

#### Hallway

10'6" x 6'1" max (3.22 x 1.86 max)  
Radiator, understairs cupboard, stairs to first floor, access to lounge and kitchen.

#### Lounge

12'11" x 12'11" max (3.95 x 3.95 max)  
Double glazed window, radiator, feature fireplace

#### Kitchen

17'1" x 8'3" max (5.22 x 2.54 max)  
Fitted with range of wall and base units, with complimentary work surfaces, plumbed for washing machine, sink, electric hob with overhead extractor hood and built in oven, wood effect flooring, radiator, double glazed window and UPVC door into rear garden.

#### Stairs to First Floor

leading to....

#### Landing

Double glazed window, access to bathroom and bedrooms

- Council Tax Band A

#### Bathroom

8'0" x 4'5" (2.44 x 1.37)

Two double glazed windows, part panelled walls, WC, wash hand basin set in vanity unit, bath with overhead shower and ladder style radiator.

#### Bedroom 1

15'11" x 10'9" (4.86 x 3.28 )

Two double glazed windows, radiator, built in wardrobes, storage cupboard. Front Elevation

#### Bedroom 2

10'4" x 10'2" (3.16 x 3.12 )

Double glazed window, radiator and built in wardrobe. Loft Access.

#### External

To the front there is a lawned area with hedge and gate giving side access to rear garden. To the rear mostly laid to lawn with fenced perimeter and shed.

#### 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 and in-home  
Three- Good outdoor and in-home  
Vodafone -Good outdoor, variable 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:

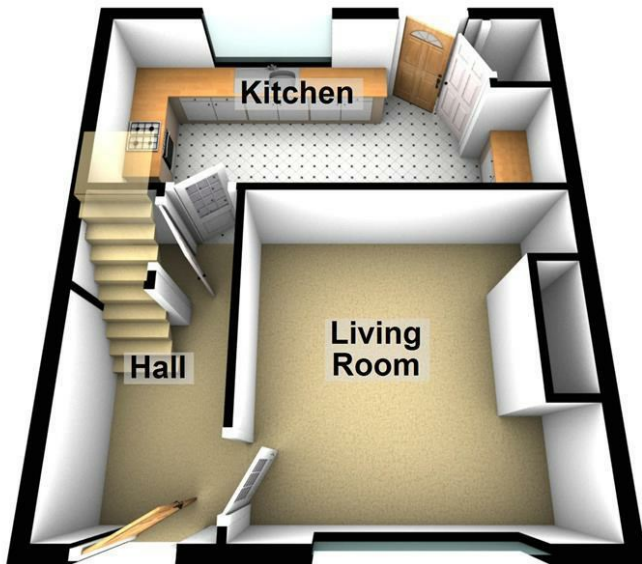
Traditional  
This information must be confirmed via your surveyor and legal representative.



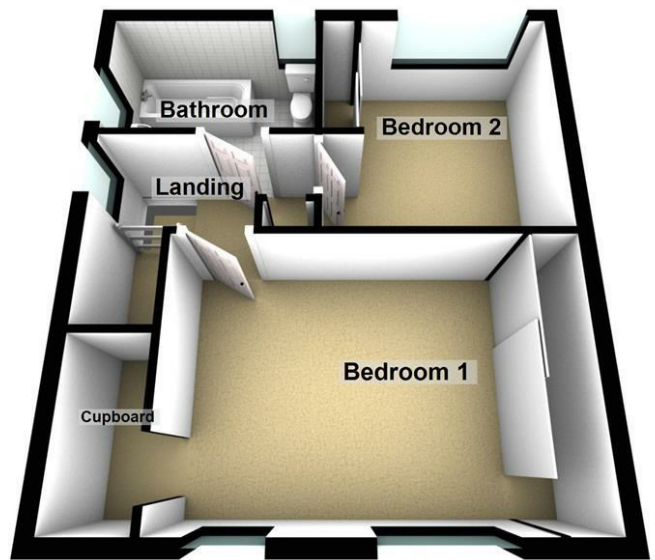


## Floor Plan

**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](mailto: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		69	82
(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	