

## 115 Richardson Street , Wallsend, NE28 7PR

\*\* THREE BEDROOM MID TERRACE HOUSE \*\* CHAIN FREE \*\* LOUNGE & DINING ROOM \*\*

\*\* IDEAL STARTER HOME \*\* THREE DECENT SIZED BEDROOMS \*\* WESTERLY ASPECT REAR YARD \*\*

\*\* NEARBY SHOPS, SCHOOLS AND BUS SERVICES \*\* MODERN KITCHEN \*\* FREEHOLD \*\*

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

**Offers Over £140,000**



- Three Bedroom Mid Terrace House
- Close To Shops, Schools & Bus Services
- Council Tax Band A
- Two Reception Rooms
- Private Yard Top Rear
- Freehold

- Good Sized Bedrooms
- Chain Free
- Energy Rating D

#### Entrance

Double glazed entrance door, inner door leading into the hallway, stairs to the first floor landing.

#### Bedroom 1

17'0" x 11'6" (5.19 x 3.53)

Double glazed window, coving and rose to ceiling, radiator.

purchase the property.

#### Lounge

13'7" x 12'7" (4.15 x 3.86)

Double glazed window, fireplace with living flame effect gas fire, ceiling rose, radiator.

#### Bedroom 2

10'8" x 10'6" (3.26 x 3.22)

Double glazed window, radiator.

#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

#### Kitchen

15'1" x 8'2" max (4.61 x 2.50 max)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob and sink unit, Upvc door leading to the rear yard.

#### Bedroom 3

10'1" x 8'0" (3.08 x 2.44)

Double glazed window, radiator.

#### CONSTRUCTION:

Traditional

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

#### External

Externally there is a small garden area to the front and a private yard to the rear.

#### 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 and in-home

O2Good outdoor

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to

#### Dining Room

10'5" x 8'11" (3.19 x 2.74)

Double glazed window, radiator.

#### Shower Room

4'11" x 4'10" (1.50 x 1.49)

Double glazed window, shower cubicle, wash hand basin, tiling to walls, radiator.

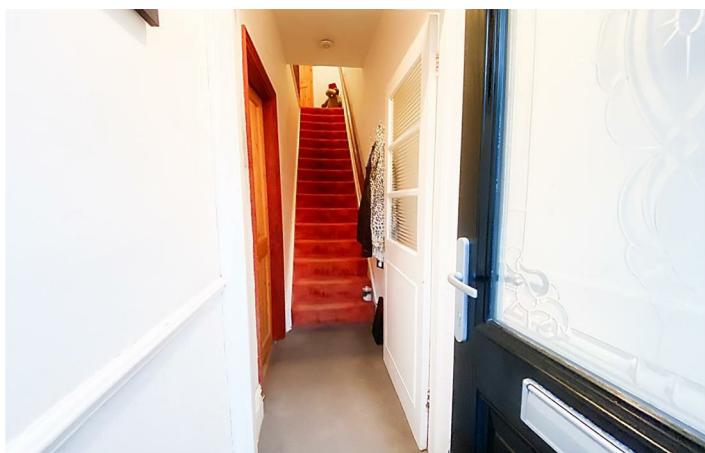
#### WC

4'10" x 2'8" (1.48 x 0.83)

Double glazed window, WC, tiling to walls.

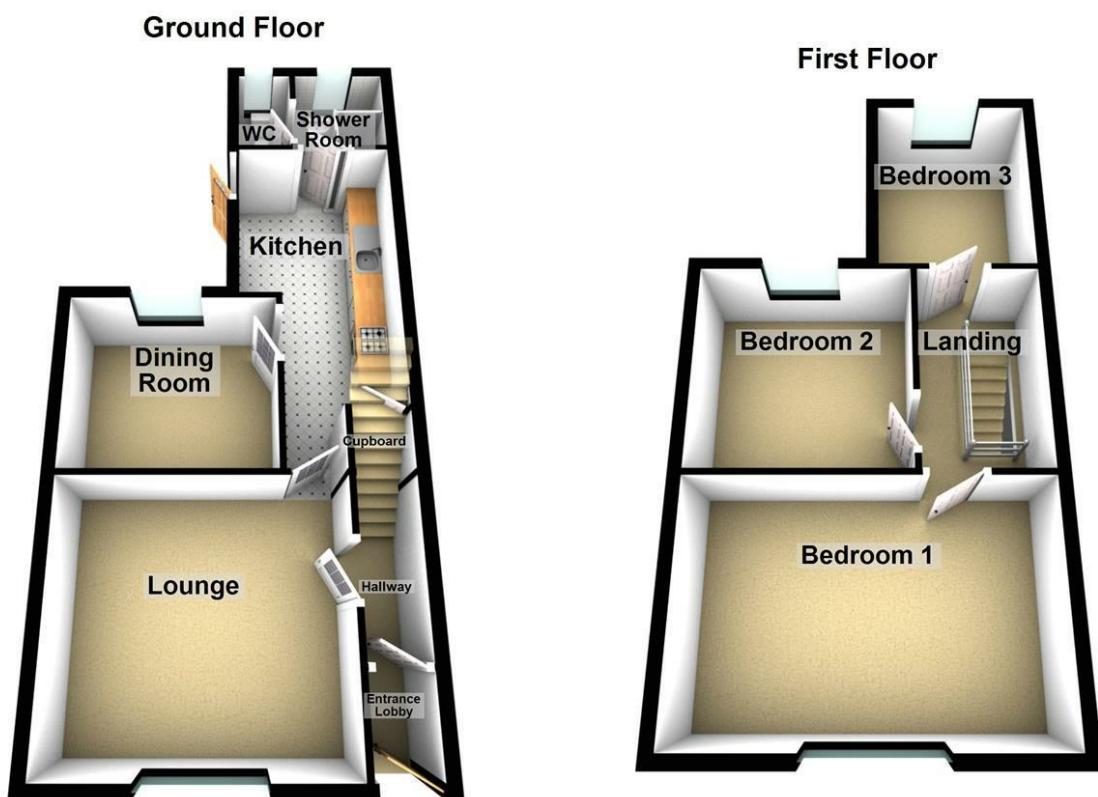
#### Landing

Access to bedrooms.





## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	82
(69-80)	C	
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	