

## 65 Rutherford Street Howdon, Wallsend, NE28 0AY

\*\*TWO BEDROOM SEMI DETACHED WITH GARAGE \*\* GARDEN TO FRONT AND REAR \*\*

\*\* HOWDON METRO STATION SHORT WALK FROM PROPERTY \*\* GREAT FIRST TIME BUY \*\*

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

\*\* BUY TO LET RENTAL POTENTIAL OF APPROX £750-£800 PCM \*\* COUNCIL TAX BAND A \*\*

ENERGY RATING D \*\* FREEHOLD \*\*

Asking Price £110,000



- Detached Garage
- Close to Local Amenities, Schools and Major Road Links
- Council Tax Band A
- Entrance
- Two Bedroom Semi Detached House
- Gardens to Front and Rear
- Energy Rating D
- External
- Great First Buy
- Metro Station Nearby
- Freehold

Glazed door into entrance lobby, stairs to the first floor landing.

Gardens to both the front and rear. Detached garage to the side rear of the property with timber doors.

This information must be confirmed via our surveyor.

**Lounge**

11'11" x 12'6" (3.63 x 3.81)

Double glazed bay window, laminate flooring, radiator.

**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>

**Kitchen**

6'10" x 6'3" (2.08 x 1.90)

Double glazed window, radiator, fitted with a range of base units with countertops, sink, built in oven and hob.

Broadband: Highest available  
 Speeds: Download: 1800 Mbps  
 Upload: 220 Mbps  
 Mobile Indoor: EE - Limited Three - Likely 02 - Limited Vodafone - Limited  
 Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

**Bathroom**

5'6" x 6'10" (1.68 x 2.08)

Double glazed window, WC, wash hand basin, bath, part tiled walls and radiator.

**Landing**

Window to the side, cupboard housing the boiler.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

**Bedroom 1**

9'8" x 16'1" max (2.95 x 4.90 max)

Double glazed window to the front elevation, radiator and laminate flooring

**FLOOD RISK:**  
 Yearly chance of flooding:  
 Rivers and the sea: Very low.  
 Surface water: Very low.

**Bedroom 2**

8'10" x 9'6" (2.69 x 2.90)

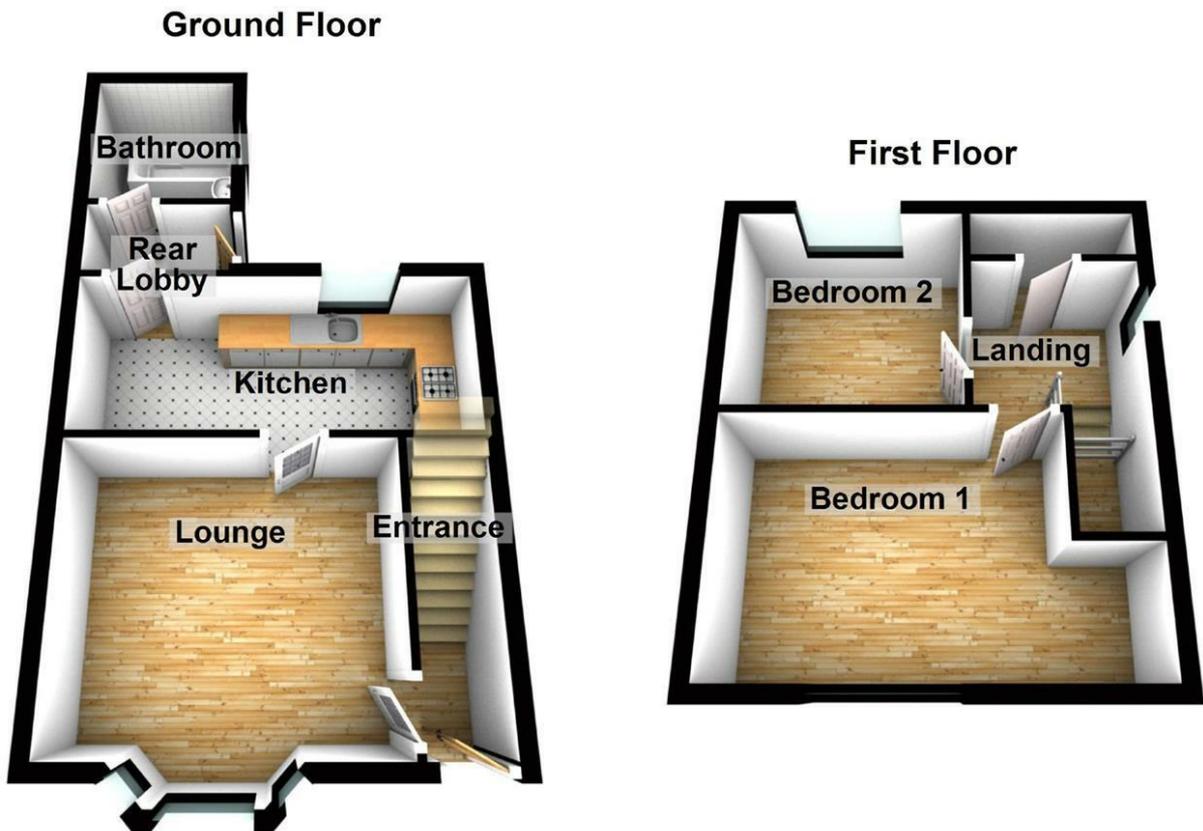
Double glazed window, radiator and sliding door wardrobe.

**CONSTRUCTION:**  
 Traditional





# 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			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	