

17 Carville Gardens , Wallsend, NE28 6BA

**** GUIDE PRICE £100,000 TO £110,000 ** TWO BEDROOM MID TERRACE HOUSE ** CHAIN FREE ****

**** UPDATING REQUIRED ** CLOSE TO AMENITIES & ROAD LINKS ** NEARBY METRO STATION ****

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

Guide Price £100,000



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• Twin Double Bedrooms

• Mid Terrace House

Entrance Porch

5'8" x 5'3" (1.74 x 1.61)

UPVC Door opening into porch, timber frames door giving access to lounge and stairs to first floor.

Stairs to First Floor

Leading to Landing

Lounge

15'11" x 13'8" max (4.86 x 4.19 max)

Double glazed window, radiator access to kitchen/ diner

Kitchen/Diner

17'2" x 7'1" (5.24 x 2.18)

Fitted with range of wall and base units, sink, built in oven and hob with extractor hood overhead, cupboard, double glazed window and UPVC door giving access to rear yard.

Landing

Access to loft, bedrooms and shower room

Bedroom 1

13'7" in robes x 12'9" (4.16 in robes x 3.91)

Double glazed window, radiator, built in wardrobes and cupboard

• Freehold

• Shower Room

• Council Tax Band A

Bedroom 2

11'2" x 9'8" (3.41 x 2.96)

Double glazed window, radiator

Shower Room

7'10" x 7'0" (2.40 x 2.15)

Double glazed window, radiator, WC, hand wash basin, shower and cupboard.

External

The property is situated on a pedestrianised street, with paved front garden and yard to 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>

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

Three Good outdoor, variable in-home

• Updating Required

• Pedestrianised Street

• Energy Rating D

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:

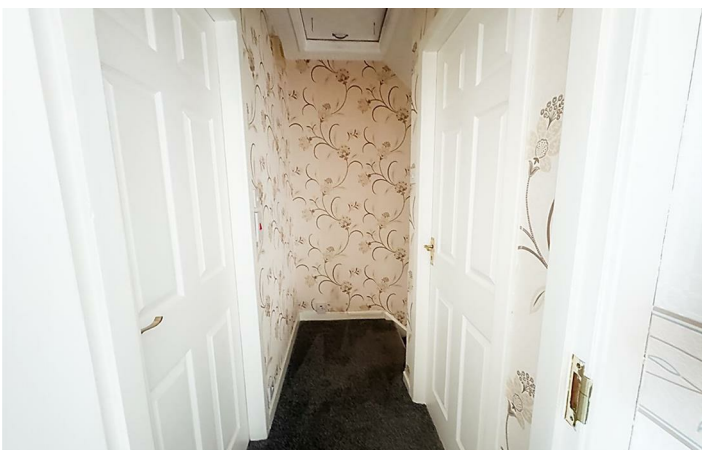
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

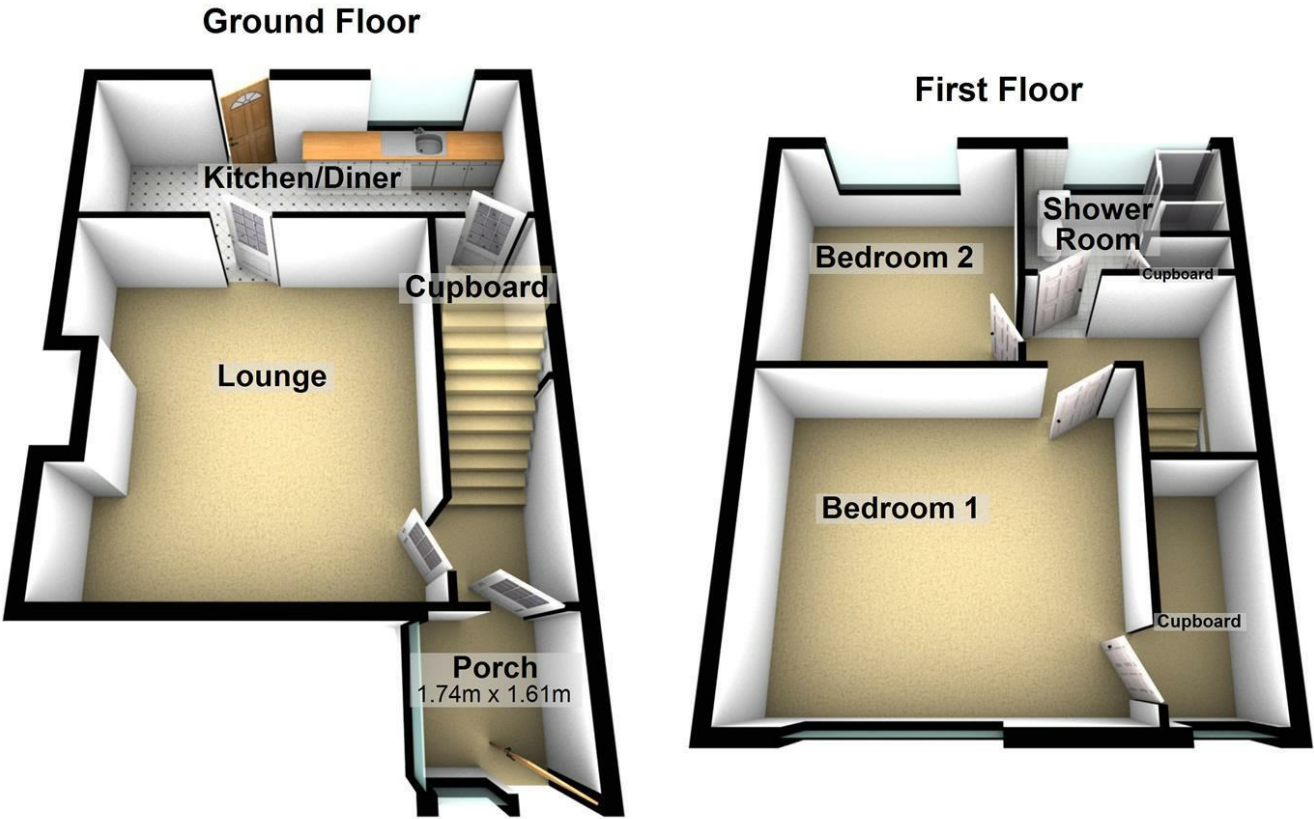
Traditional

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





Floor Plan



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	