next2buy property retailers make the next step easy

180 Churchill Street

Howdon, 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.

** THREE BEDROOM SEMI DETACHED HOUSE ** GARAGE AND DRIVEWAY PARKING ** FREEHOLD **

** MULTI FUEL BURNER ** OPEN PLAN, KITCHEN/DINER/LOUNGE ** GREAT FIRST TIME BUY **

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

** USABLE LOFT SPACE ** COUNCIL TAX BAND A ** ENERGY RATING D **

Price £185,000

3 1 1 D

- Three Bedroom Semi Detached House
- Driveway Parking
- Close to Local Amenities, Schools, Transport Links and Major Road Links
- Freehold
- Loft Room
- Energy Rating D
- Garage
- Great First Time Buy
- Council Tax Band A

Entrance

Composite door into the Hallway - radiator, decorative coving and wooden style flooring.

Living Room and Dining Area

16'8" x 12'11" max (5.09 x 3.93 max)
UPVc double glazed window and french doors that access the rear garden, radiator, decorative coving and wooden style flooring. There is an exposed brick chimney breast wall and a wood burning stove.

Dining Area

Kitchen

6'0" x 10'5" (1.84 x 3.18)
UPVc double glazed window, and radiator. Part tiled walls and wooden style flooring. Fitted with a range of floor and wall units, counters and sink, built in gas hob with extractor hood, electric oven.

Stairs to First Floor

Landing with UPVc double glazed window, leading to...

Landing

Access to bathroom, bedrooms and stairs to Loft Room.

Bedroom 1

9'0" x 10'1" (2.74 x 3.08)
UPVc double glazed window, radiator, and decorative coving.

Bedroom 2

10'4" max x 10'1" (3.14 max x 3.08)
UPVc double glazed window, radiator, and decorative coving. Built in storage.

Bedroom 3

5'6" x 8'9" (1.68 x 2.66)
UPVc double glazed window, radiator, and decorative coving.

Bathroom

5'5" c 8'6" (1.65 c 2.59)
Two UPVc double glazed windows, vertical radiator. Tiled walls and fitted with a white suite and a shower over the bath.

Stairs to Loft Room

Loft Room

8'8" x 19'6" (2.63 x 5.94)
There is a fixed staircase to a loft room, with some restricted head room. There are skylight windows and eve storage. This is a great storage area and although has been used as a bedroom in the past, please note that there is no planning permission or building regulations for the conversion.

Garage & Drive

There is an oversized garage attached to the house with power, lighting and driveway parking on its approach.

External

There are gardens front and rear. The rear has artificial grass, a decked area a fire pit and an area for a hot tub!

Planning permission for extension

Planning permission was granted some time ago for a bedroom extension over the garage and although this is no longer vlaid, the plans are available for inspection upon reasonable request.

Material Information

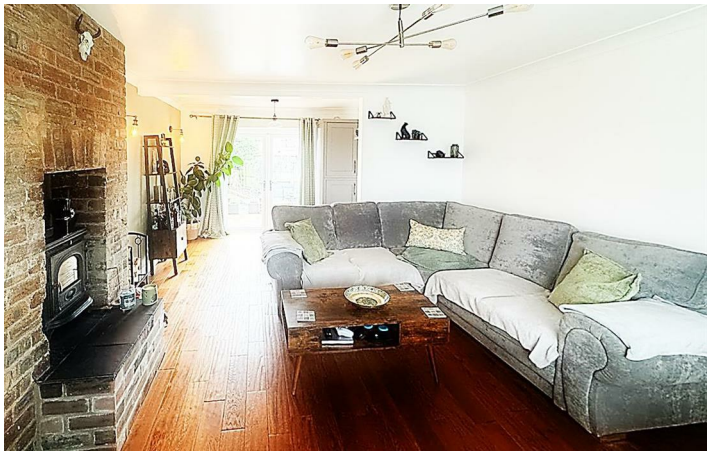
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

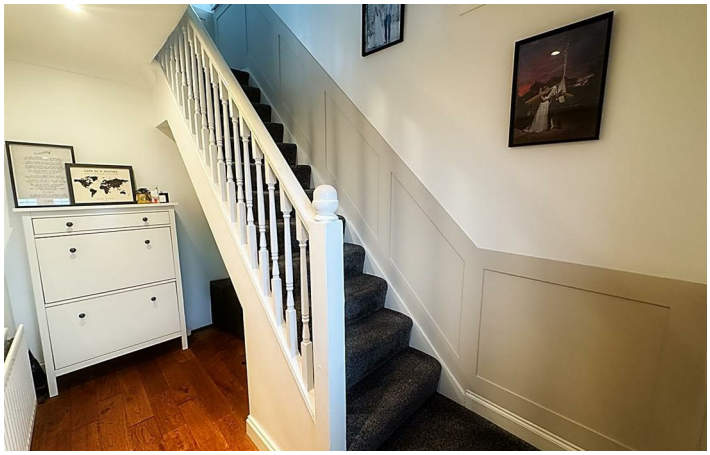
EE- Good outdoor and in-home
O2 Good outdoor and in-home
Three Good outdoor and in-home
Vodafone Good outdoor and in-home

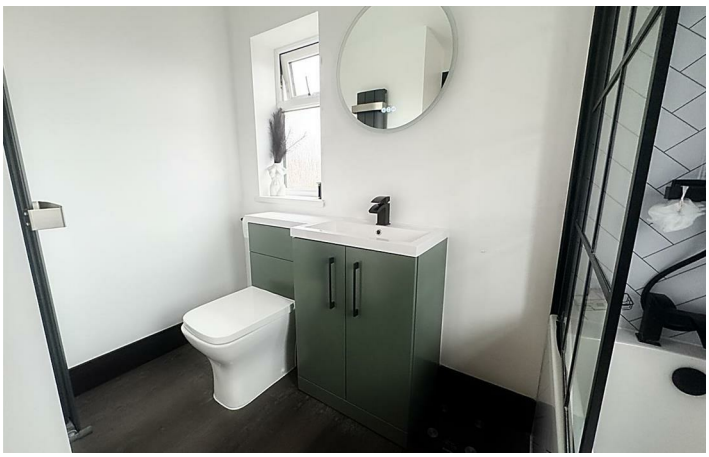
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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.

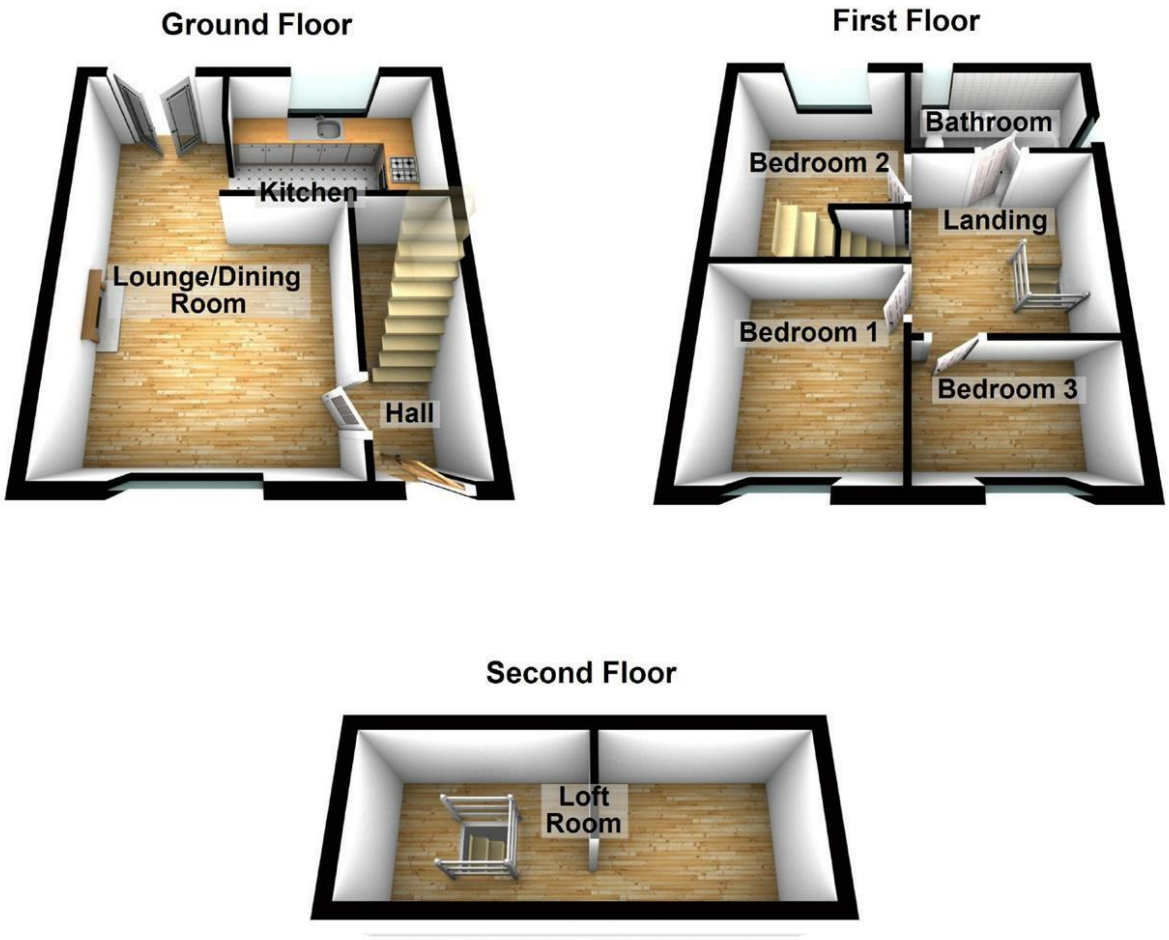




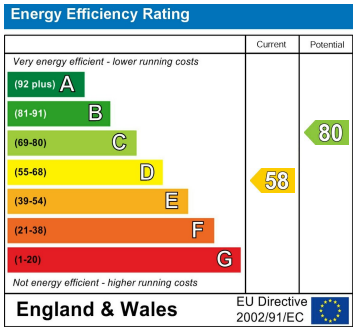


https://www.next2buy.com

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.



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