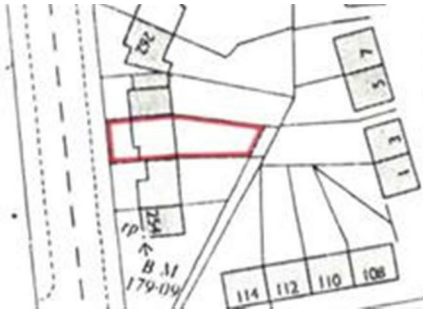
next2buy property retailers make the next step easy









258 Churchill Street

, Wallsend, NE28 7TL

EXTENDED TWO BEDROOM SEMI DETACHED HOUSE • GARAGE• CHAIN FREE•

MODERN KITCHEN & BATHROOM • DOWNSTAIRS WC • GARDENS FRONT & REAR • UTILITY•

LOUNGE / DINING ROOM • CLOSE TO SCHOOLS, SHOPPING FACILITIES & EXCELLENT ROAD LINKS •

COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING D

Offers Around £165,000

2 1 1 D

- Extended Two Bedroom Semi Detached House
- Chain Free
- Utility Room & Downstairs WC
- Modern Kitchen & Bathroom
- Garage
- Gardens Front & Rear
- Freehold
- Council Tax Band A
- Energy Rating D

Porch
Double glazed entrance door, double glazed windows, half glazed door leading into the lobby.

Lobby
Stairs to the first floor landing, radiator.

Lounge
11'10" + bay x 11'8" (3.62 + bay x 3.57)
Double glazed bay window, radiator, open to dining area.

Dining Area
9'2" x 8'5" (2.80 x 2.59)
Double glazed window, radiator.

Kitchen
17'8" x 7'4" max (5.40 x 2.25 max)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob, storage cupboard, radiator, double glazed window and external door to the rear garden.

Utility Room
7'5" x 2'10" (2.27 x 0.88)
Plumbed for washing machine, internal door leading into the garage and external door to the garden.

WC
4'0" x 3'4" (1.23 x 1.04)
WC and wash hand basin with built-under storage, part panelled walls, double glazed window.

Landing
Double glazed window.

Bedroom 1
12'4" max x 11'4" (3.77 max x 3.46)
Double glazed window, cupboard with hanging rail, radiator.

Bedroom 2
9'10" x 8'11" (3.01 x 2.72)
Double glazed window, radiator.

Bathroom
5'8" x 5'4" (1.75 x 1.64)
Comprising; bath with shower over, WC and wash hand basin, double glazed window, part tiled walls and ladder style radiator.

Garage
13'5" x 8'1" (4.10 x 2.48)
The garage has an up and over door, lighting and direct access into the property.

External
Externally there are gardens to both the front and 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
O2-Good outdoor, variable in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor

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

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

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























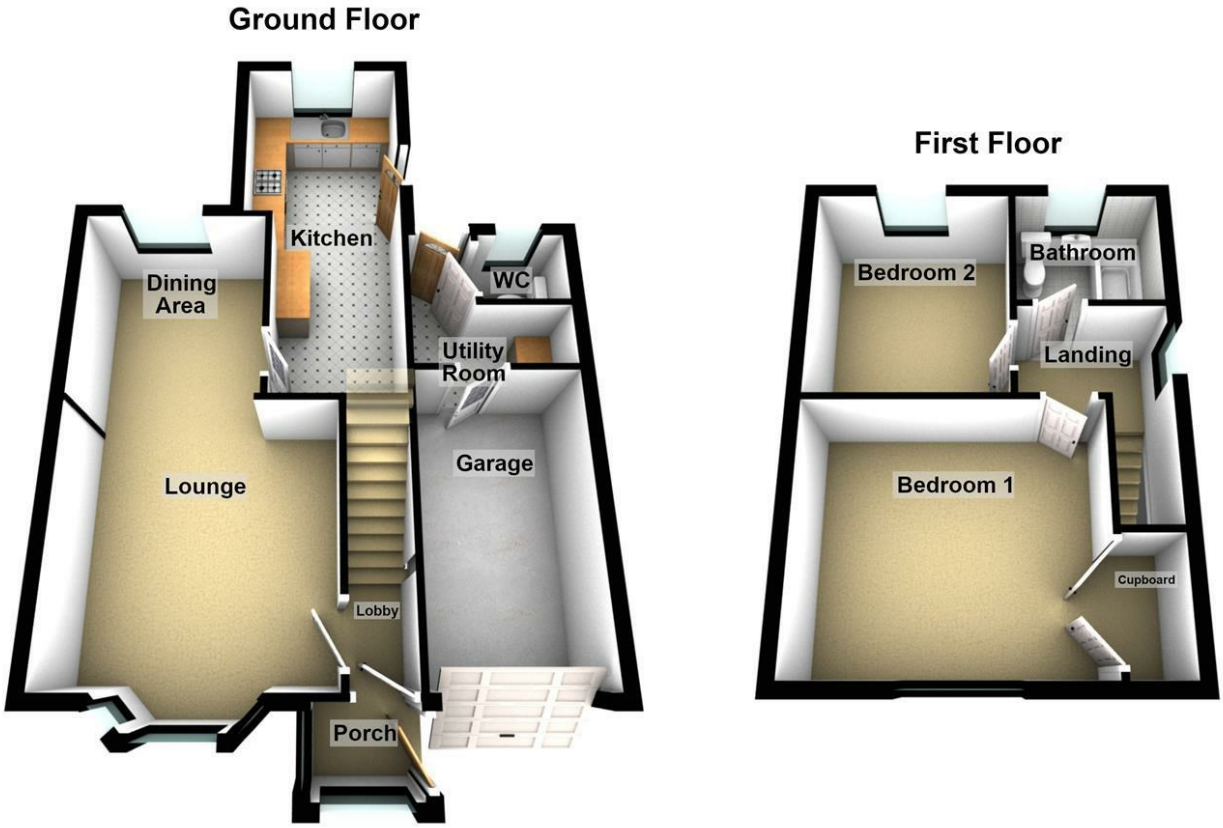




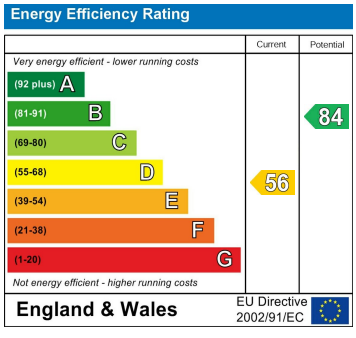




Floor Plan



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.



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