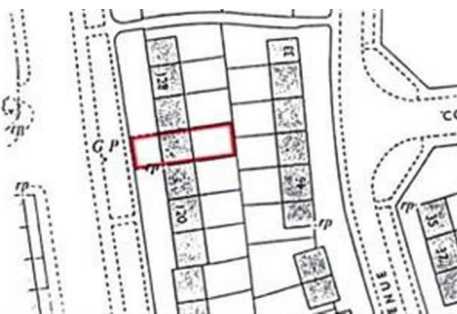




124 Churchill Street

Howdon, Wallsend, NE28 7TQ

- GUIDE PRICE £140,000 - £150,000 •
- A GREAT STARTER HOME • THREE BEDROOM MID TERRACE HOUSE • LOUNGE & DINING ROOM •
- MODERN KITCHEN • CONSERVATORY • WALKING DISTANCE TO SHOPS & BUS SERVICES •
- BATHROOM WITH FOUR PIECE SUITE • OFF STREET PARKING TO FRONT • GARDEN TO REAR •
- CHAIN FREE • COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C •

Price Guide £140,000



• GUIDE PRICE £140,000 - £150,000

• Lounge & Dining Room

• Council Tax Band A

Entrance Lobby

Double glazed entrance door with window to the side, stairs to the first floor landing, radiator.

Lounge

15'10" x 10'11" (4.83 x 3.33)

Double glazed bow window, fireplace with inset fire, radiator.

Dining Room

8'8" x 8'0" (2.66 x 2.44)

Storage cupboard, radiator and double glazed French doors leading into the conservatory.

Kitchen

14'1" x 8'9" (4.30 x 2.68)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, radiator and external door leading to the front.

Conservatory

11'1" x 8'11" (3.39 x 2.73)

Double glazed windows, power points and lighting, double glazed French doors opening out to the rear garden.

Landing

Access to bedrooms and bathroom.

• Three Bedroom Mid Terrace House

• Conservatory

• Freehold

Bedroom 1

11'1" max x 12'10" (3.38 max x 3.92)

Double glazed windows, radiator.

Bedroom 2

12'4" x 8'9" max (3.77 x 2.69 max)

Double glazed windows, radiator.

Bedroom 3

11'1" x 6'2" min (3.40 x 1.88 min)

Double glazed window, radiator.

Bathroom

9'6" max x 5'5" (2.92 max x 1.66)

Comprising; bath, shower cubicle, WC and wash hand basin with built-under storage, double glazed window, part panelled walls and ladder style radiator.

External

Externally the front garden is block paved and provides space for off street parking. The rear garden has composite decking, paving and a shed for storage.

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

• Modern Kitchen

• Off Street Parking - Chain Free

• Energy Rating C

O2-Good outdoor, variable in-home

Three-UK-Good outdoor, variable 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:

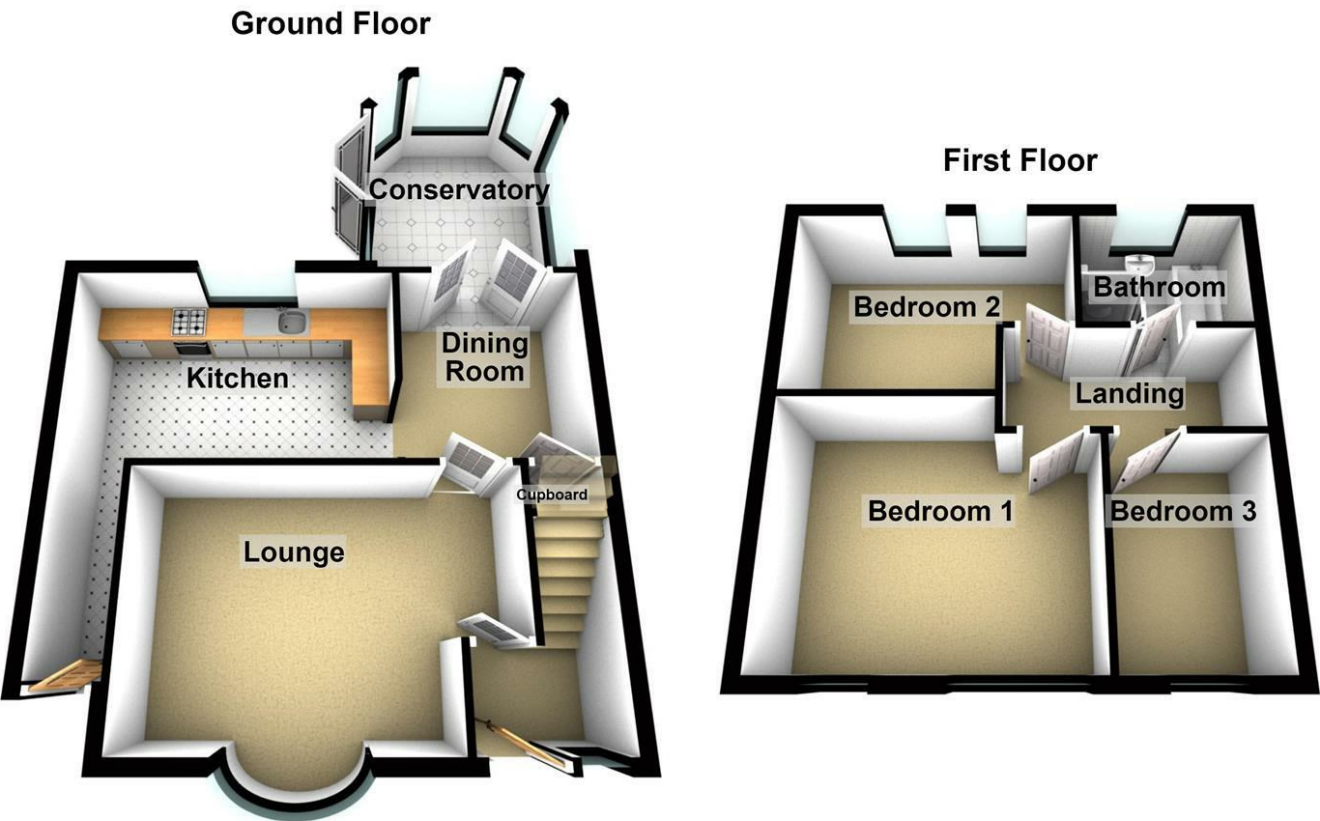
Traditional

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





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	69	80
(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