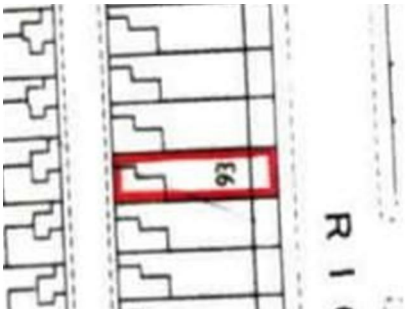
next2buy property retailers make the next step easy









93 Richardson Street

, Wallsend, NE28 7PR

SOLD AS SEEN • TWO BEDROOM MID TERRACE HOUSE • CHAIN FREE •

NEARBY BUS SERVICES & SCHOOLS • CLOSE TO THE CONSERVATION AREA THE GREEN

WALKING DISTANCE TO RICHARDSON DEES PARK • 0.5 MILE TO METRO STATION

WALKING DISTANCE TO SHOPS & LEISURE FACILITIES • COUNCIL TAX BAND A • ENERGY RATING TBC

PRIVATE YARD TO REAR TO ALLOW FOR OFF STREET PARKING FOR SMALL VEHICLE • FREEHOLD •

Offers Over £105,000

2 1 2

- Chain Free
- Two Double Bedrooms
- Mid Terrace House
- Private Yard
- Close to local Amenities, Schools and Transport Links
- Within Walking Distance to Metro Station and Richardson Dees Park
- Council Tax Band A
- Energy Rating TBC
- Freehold

Entrance Lobby
3'1" x 3'8" (0.95 x 1.12)
UPV door into inner lobby.

Hallway
Laminate flooring, stairs to first floor, radiator and access to lounge.

Lounge
15'1" x 12'8" max (4.61 x 3.87 max)
Double glazed window, radiator feature fireplace with gas fire, coving to ceiling, ceiling rose, understairs cupboard, access to kitchen and open to dining room.

Dining Room
12'7" x 10'7" max (3.86 x 3.24 max)
Double glazed window, radiator, coving to ceiling and ceiling rose

Kitchen
9'3" x 6'11" (2.83 x 2.12)
UPVC door into rear yard, double glazed window, access to bathroom. Fitted with range of wall and floor units with work surfaces, sink, gas hob with extractor hood, electric oven and plumbed for washing machine. Laminate flooring

Bathroom
6'9" x 5'5" (2.06 x 1.67)
Double glazed window, radiator, tiling to walls and floor. Comprising WC, wash hand basin and bath with ovehead shower.

First Floor Landing
Double glazed window, laminate flooring and access to...

Bedroom 1
16'2" max x 13'4" (4.93 max x 4.07)
Double glazed window and radiator.
Front Elevation.

Bedroom 2
9'8" x 9'5" (2.95 x 2.88)
Doube glazed window and Radiator.
Rear Elevation.

External
To the front there is a low maintenance walled garden and to the rear there is a private yard with up and over garage door to allow for of street parking for small vehicle.

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 and in-home
Vodafone - Good outdoor, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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.















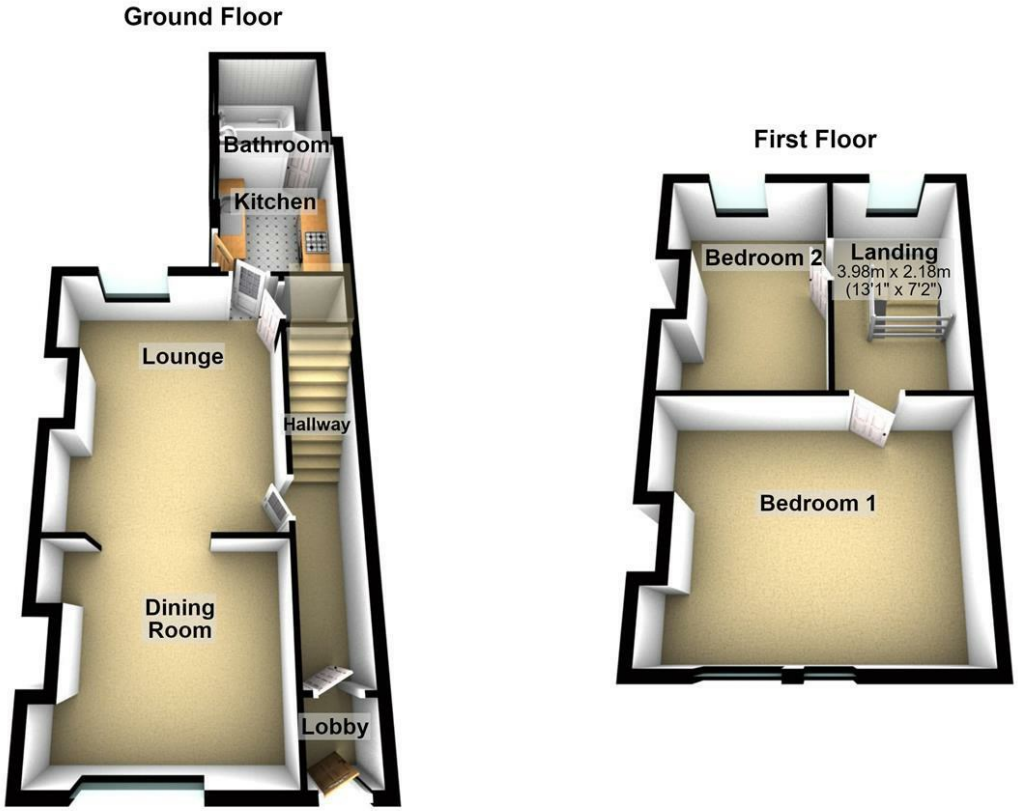




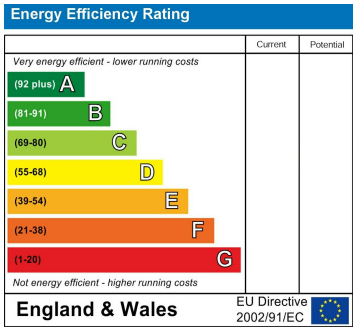




Floor Plan



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.



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