



9 Union Street , Wallsend, NE28 6BW

BEAUTIFULLY PRESENTED THREE BEDROOM MID TERRACE HOUSE • RECENTLY REFITTED BATHROOM •
TWO RECEPTION ROOMS • MODERN KITCHEN • NICELY SITUATED ON A PEDESTRIANISED STREET •
WALKING DISTANCE TO SHOPS, BUS SERVICES AND METRO STATION • GREAT FIRST TIME BUY •
GARDEN TO FRONT & PRIVATE YARD TO REAR • COUNCIL TAX BAND A • FREEHOLD •
ENERGY RATING TBC •

Price £140,000



- Three Bedroom Mid Terrace House
- Recently Refitted Bathroom
- Freehold
- Lounge & Dining Room
- Garden To Front & Yard To Rear
- Council Tax Band A
- Modern Kitchen
- Close To Local Amenities
- Energy Rating TBC

Hallway

Entrance door, stairs to the first floor landing, dado rail.

Lounge

14'4" x 12'5" (4.37 x 3.78)

Double glazed window, feature fireplace, laminate flooring, coving to ceiling, radiator.

Dining Room

14'5" x 8'8" (4.39 x 2.64)

Double glazed window, laminate flooring, storage cupboard, radiator.

Kitchen

11'6" x 7'1" (3.50 x 2.15)

Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob, integrated dishwasher and 1.5 bowl sink unit. Double glazed window, part tiled walls, double glazed door leading out to the rear yard.

Landing

Access to bedrooms and bathroom.

Bathroom

11'5" x 7'0" (3.48 x 2.13)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, part tiled walls, cupboard, tiling to floor and ladder style radiator.

Bedroom 1

11'9" x 11'8" (3.59 x 3.56)

Double glazed window, coving to ceiling, radiator.

Bedroom 2

11'3" into robe x 10'0" (3.42 into robe x 3.06)

Double glazed window, built-in wardrobe, strip wood flooring, radiator.

Bedroom 3

11'7" max x 6'0" (3.54 max x 1.82)

Double glazed window, strip wood flooring, radiator.

External

To the front of the property there is a lovely westerly aspect garden which is mostly laid to lawn together with planted beds and paving. To the rear there is a private yard.

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
 Three-UK-Good outdoor
 Vodafone-Good outdoor

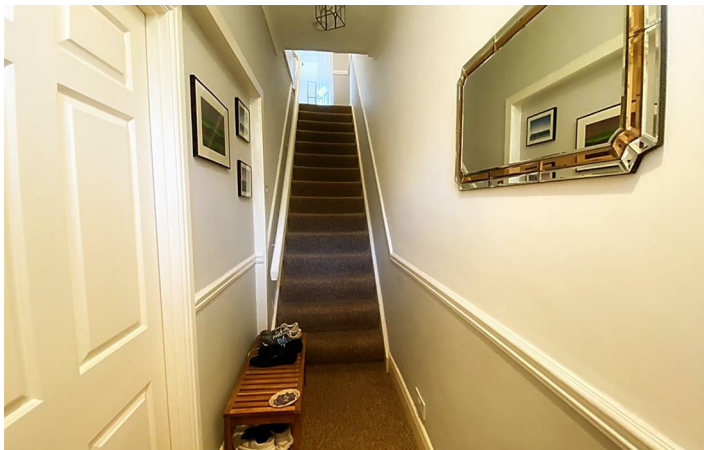
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

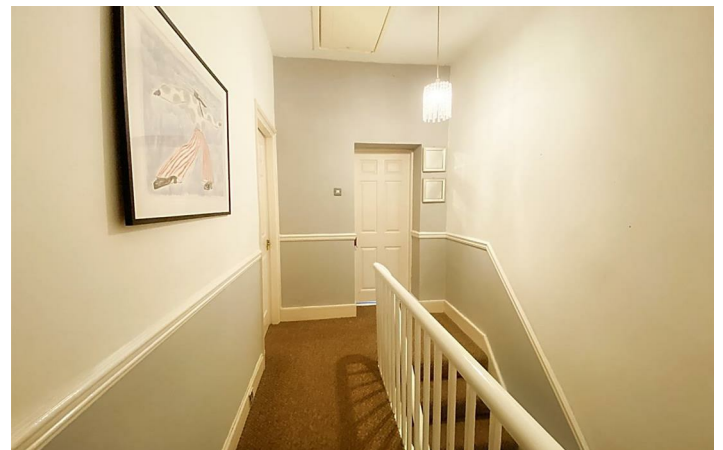
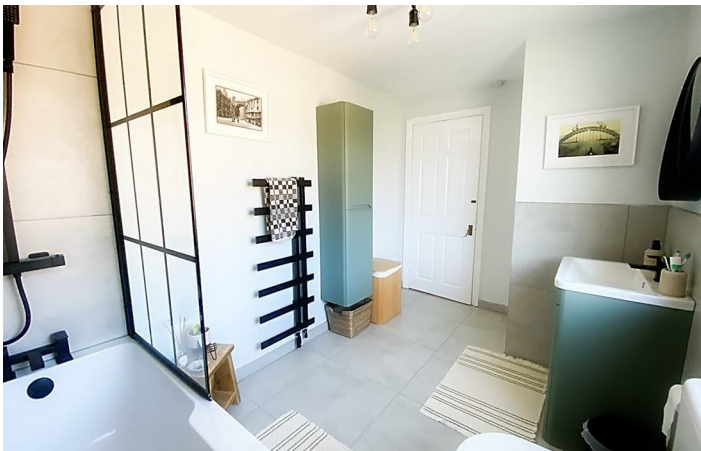
FLOOD RISK:

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

CONSTRUCTION:

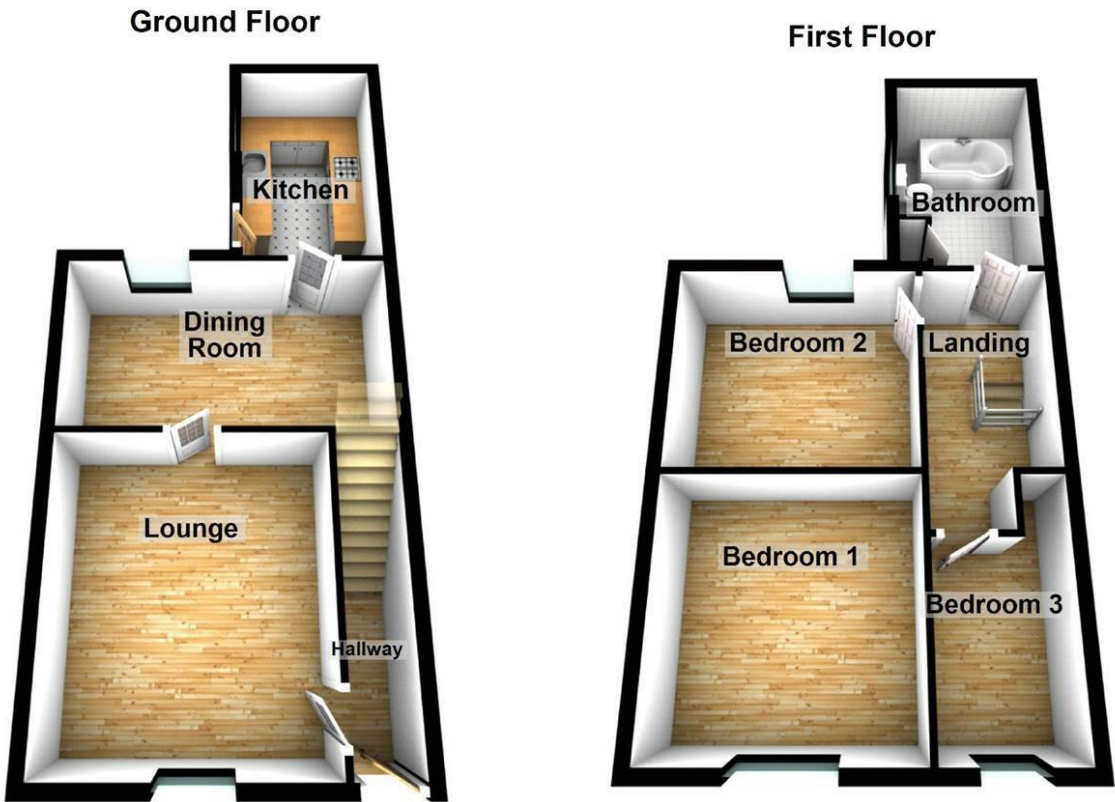
Traditional
 This information must be confirmed via your surveyor and legal representative.







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		