

55 Norman Terrace

Willington Quay, Wallsend, NE28 6SP

- ** RARE TO THE MARKET ** FANTASTIC FIVE BEDROOM END TERRACE HOUSE ON THREE FLOORS **
- ** LOVELY PERIOD STYLE FEATURES THROUGHOUT & IMPRESSIVE HALLWAY ** DOWNSTAIRS WC **
- ** TWO RECEPTION ROOMS ** RECENTLY REFITTED KITCHEN ** HOWDON METRO 0.2 MILE AWAY **
- ** LOCAL SCHOOLS WITHIN 0.5 MILE ** EASY ACCESS TO THE A19 & TYNE TUNNEL ** FREEHOLD **
- ** GREAT FAMILY HOME ** COUNCIL TAX BAND A ** ENERGY RATING D **

Price £295,000



- Five Bedroom End Terrace House
- Situated Over Three Floors
- Lots Of Lovely Period Style Features
- Two Spacious Reception Rooms & Impressive Hallway
- Downstairs WC
- Nearby Metro Station

• **Freehold Entrance Lobby**

Timber entrance door, dado rail, coving to ceiling, half panelled walls, half glazed door to hallway.

• **Hallway**

Impressive hallway with dado rail, coving to ceiling, ceiling rose, stairs to first floor landing, under stair storage cupboard, radiator.

• **Lounge**

16'2" x 12'8" + bay (4.94 x 3.86 + bay)
Feature fire surround housing multi fuel stove fire, built in storage cabinets and shelves to alcoves, dado rail, picture rail, coving to ceiling with decorative panelling and ceiling rose, double glazed bay window, radiators.

• **Dining/Family Room**

19'5" x 12'6" + bay (5.93 x 3.80 + bay)
Feature fire surround housing living flame effect gas fire, wood effect flooring, dado rail, coving to ceiling with ceiling rose, double glazed bay window.

• **Kitchen**

17'7" x 9'0" (5.37 x 2.74)
Fitted with a range of wall and base units with contrasting work surfaces over and sink unit, integrated washing machine, tumble dryer and dishwasher, range style cooker with extractor hood over. Double glazed window, tiling to floor, external door to the rear yard.

• **Downstairs WC**

7'7" x 3'1" min x 4'7" max (2.31 x 0.95 min x 1.39 max)
WC, wash hand basin with built under storage, half panelled walls, double glazed window.

• **Council Tax Band A First Floor Landing**

Dado rail, coving to ceiling, radiator, stairs to second floor landing.

• **Bedroom 1**

16'3" x 12'9" (4.95 x 3.88)
Impressive fireplace with tiled inset, coving to ceiling, double glazed window, radiator, laminate flooring.

• **Bedroom 2**

11'10" x 10'3" (3.61 x 3.13)
Picture rail, coving to ceiling, double glazed window, radiator.

• **Bedroom 3**

15'7" max into robe x 9'0" (4.74 max into robe x 2.75)
Cupboards, double glazed window, radiator.

• **Bedroom 4**

12'3" x 8'3" (3.74 x 2.52)
Currently used as a dressing room, fitted with shelves and hanging rails, double glazed window, radiator.

• **Family Bathroom**

12'9" x 10'1" (3.89 x 3.07)
Comprising bath, shower cubicle, wash hand basin, half panelled walls, double glazed window, radiator.

• **WC**

3'1" x 2'10" (0.94 x 0.87)
Low level WC, half panelled walls.

• **Second Floor Landing**

Access to storage room one, and attic bedroom.

• **Storage Room 1**

11'8" x 5'2" (3.56 x 1.58)
Laminate flooring, skylight window. (limited headroom)

• **Energy Rating D Attic Bedroom**

26'9" max x 19'8" min x 15'7" max x 8'5" min (8.15 max x 5.99 min x 4.74 max x 2.57 min)
Double glazed windows, laminate flooring, access to storage room 2.

• **Storage Room 2**

11'8" x 5'2" (3.56 x 1.58)
Laminate flooring, skylight window. (limited headroom)

• **External**

Externally the front is walled and gated together with decorative paving. There is a small courtyard to the 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 and in-home
Three-UK Good outdoor
Vodafone_Good outdoor and in-home

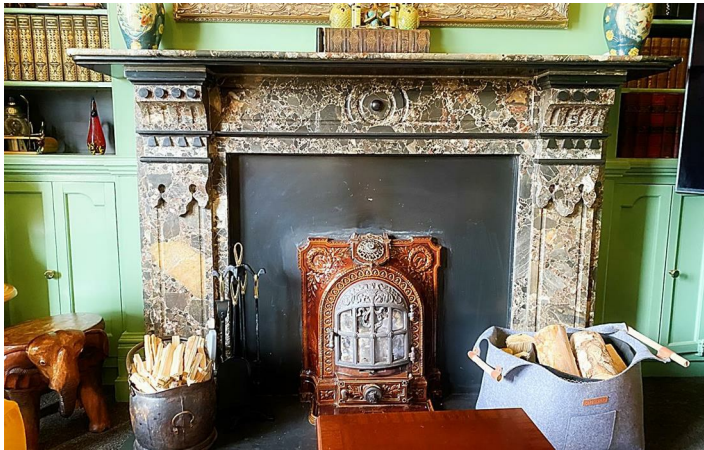
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

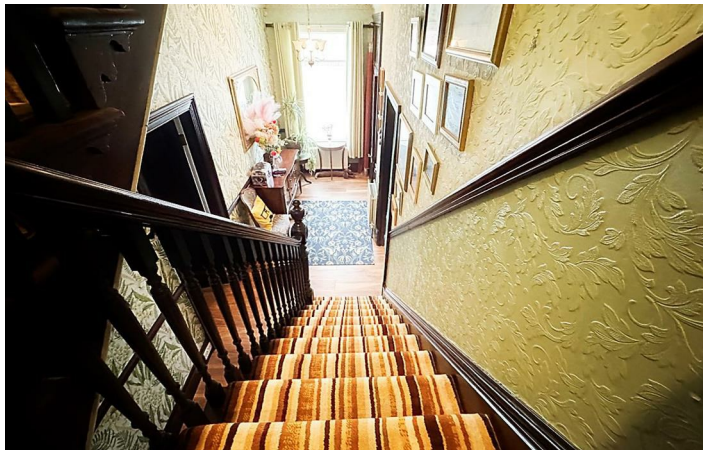
• **FLOOD RISK:**

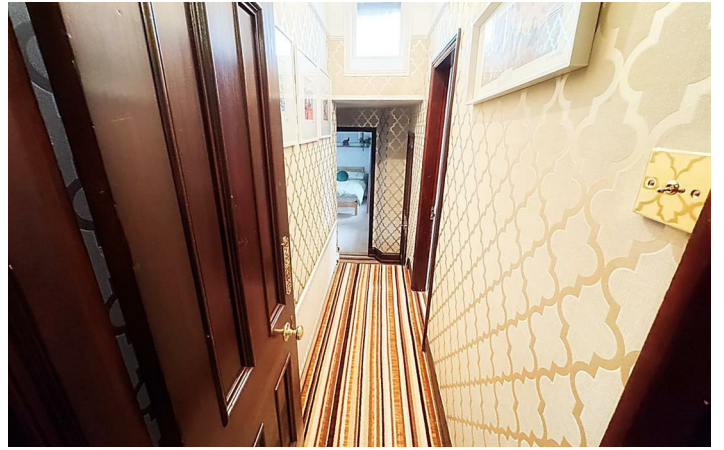
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

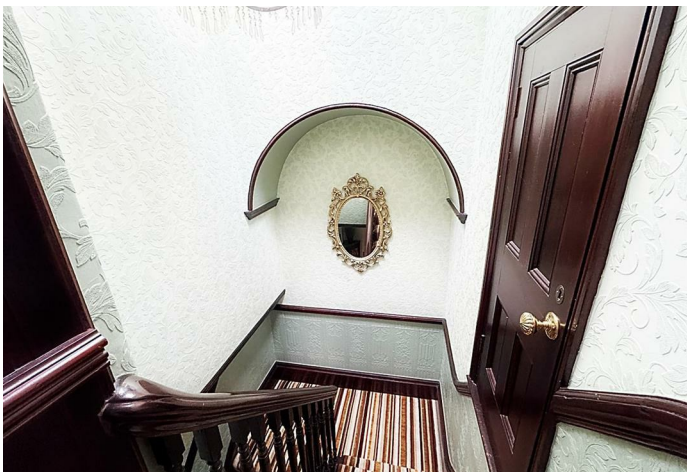
• **CONSTRUCTION:**

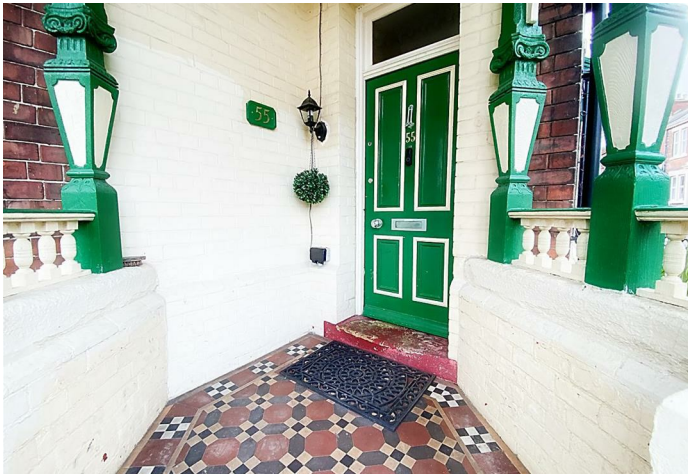
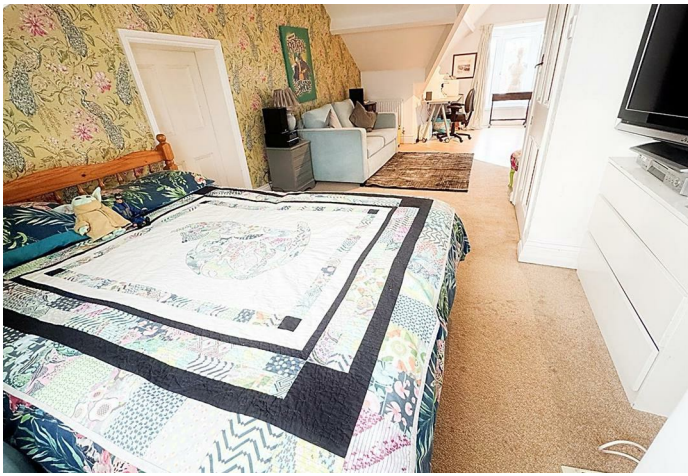
Traditional
This information must be confirmed via your surveyor and legal representative.











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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76