

55 Archer Street

Rosehill, Wallsend, NE28 7DL

**** CHAIN FREE ** ONE BEDROOM MID TERRACE HOUSE ** GREAT FIRST TIME BUY ****

**** LOUNGE & KITCHEN/DINER ** SOUTH FACING REAR GARDEN ** COUNCIL TAX BAND A ****

**** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** FREEHOLD ** ENERGY RATING D ****

Offers Over £100,000



- Chain Free
- Kitchen/Diner
- Close to Local Amenities
- Great First Time Buy
- South Facing Rear Garden
- Council Tax Band A
- One Double Bedroom
- Driveway Parking
- Energy Rating D

ENTRANCE HALL

Composite entrance door. Staircase 6'6" x 3'2" (2.00 x 0.99) to the first floor. Radiator.

STORAGE ROOM

Space for storage.

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

LOUNGE

13'1" max x 11'7" (3.99 max x 3.54) Double glazed bay window to the front. Understairs cupboard. Door through to the kitchen.

EXTERNAL

There is a small garden to the front with driveway for off street parking. To the rear there is a private garden with a decked area and a fenced boundary.

FLOOD RISK:

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

KITCHEN/DINER

16'5" x 9'4" (5.01 x 2.85) Fitted with a range of wall and base units with countertops, sink unit, electric hob and oven with overhead extractor hood. Plumbed for washing machine. Two radiators. Two double glazed windows to the rear. UPVC door 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>

CONSTRUCTION:

Traditional.

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

FIRST FLOOR LANDING

Doors off to the bedroom, bathroom/WC and storage room.

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.

BEDROOM

13'1" into robe x 12'0" (3.99 into robe x 3.67)

Double glazed window to the front. Sliding door wardrobes. Radiator.

EE- Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK- Good outdoor and in-home
Vodafone - Good outdoor and in-home

SHOWER ROOM

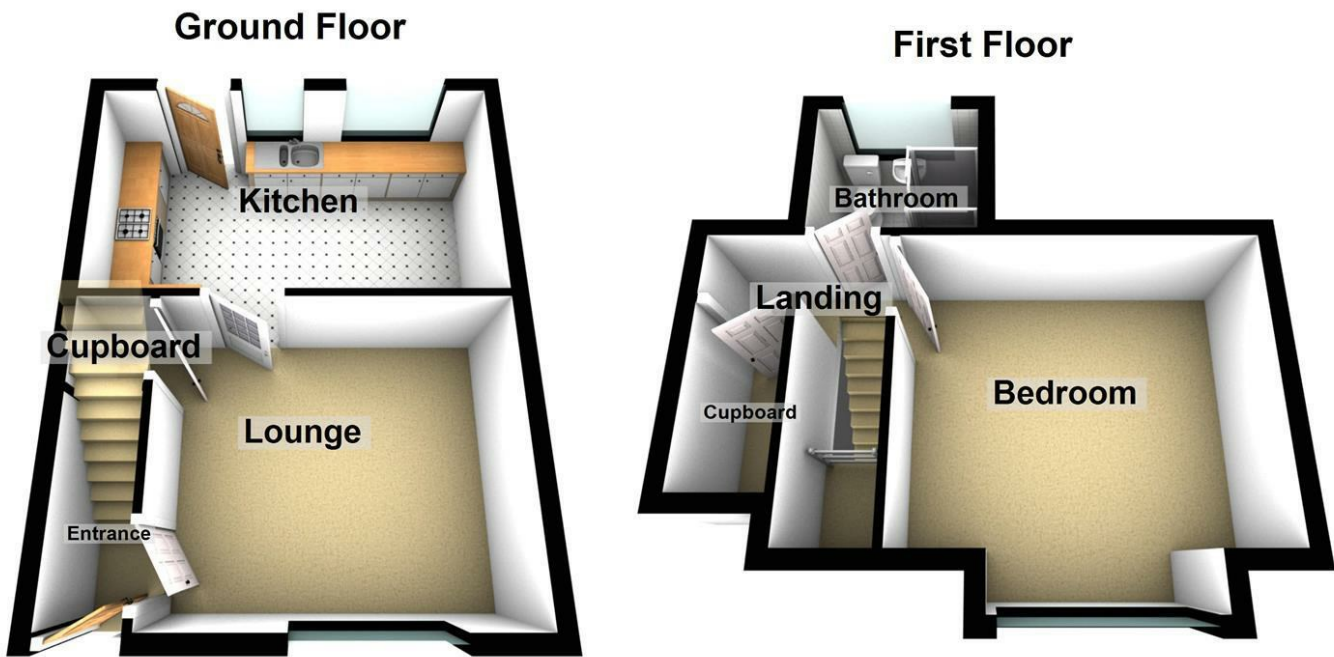
6'7" x 5'4" (2.01 x 1.64)

Fitted with shower, WC, wash hand basin set in vanity unit, ladder style radiator, panelled walls and double glazed frosted window.





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	60	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC