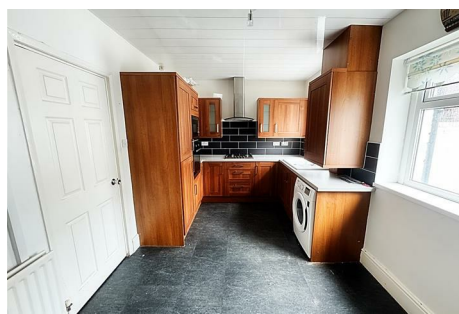




25 Diamond Street , Wallsend, NE28 8RX

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

**** PEDESTRIANISED STREET ** FREEHOLD ** THREE BEDROOMS ** GREAT FIRST-TIME BUY ****

**** CLOSE TO LOCAL AMENITIES ** LOW MAINTENANCE GARDEN TO FRONT**PRIVATE YARD TO REAR****

**** WALLSEND METRO STATION 0.4 mile ** WESTERN COMMUNITY PRIMARY SCHOOL 0.2 Miles ****

O.I.R.O £135,000



- Chain Free
- Pedestrianised Street
- Metro Station Within Walking Distance
- Freehold
- Close to Local Amenities, Richardson Dees Park and Transport Links
- Energy Rating C
- Great First Time
- Front Garden and Private Rear Yard
- Council Tax Band A

Entrance Lobby

Double glazed door leading into the lounge.

Lounge/Diner

14'9" max x 17'7" (4.51 max x 5.37)

Double glazed window, radiator, feature fireplace.

Kitchen

17'10" x 8'9" (5.45 x 2.68)

Double glazed window and door giving access to private rear yard. Fitted with range of floor and wall units with complimentary worktops, integrated, fridge freezer, built in oven and microwave, hob with overhead extractor hood, sink. Plumbed for washing machine, radiator and part tiled walls.

Stairs to First Floor

Leading to...

Landing

Access to shower room and bedrooms.

Bedroom 1

14'9" x 9'6" (4.51 x 2.90)

Double glazed window, radiator and laminate flooring.

Bedroom 2

14'9" x 7'8" (4.51 x 2.36)

Double glazed window, radiator and laminate flooring.

Bedroom 3

7'4" x 7'4" max (2.26 x 2.26 max)

Double glazed window, radiator.

Shower Room

8'8" x 5'7" max (2.66 x 1.72 max)

Double glazed window, ladder style radiator, WC, wash hand basin and walk in shower. Plastic clad walls.

External

To front there is a private garden and to the rear there is a private yard with up and over garage door for off street parking and gated access to rear lane.

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 and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

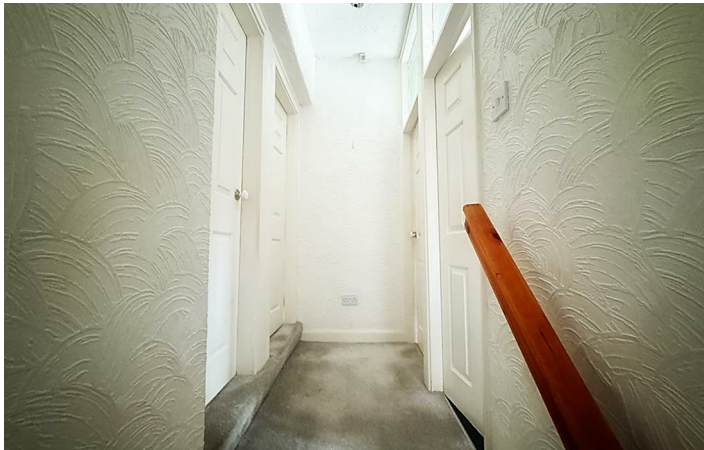
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

CONSTRUCTION:

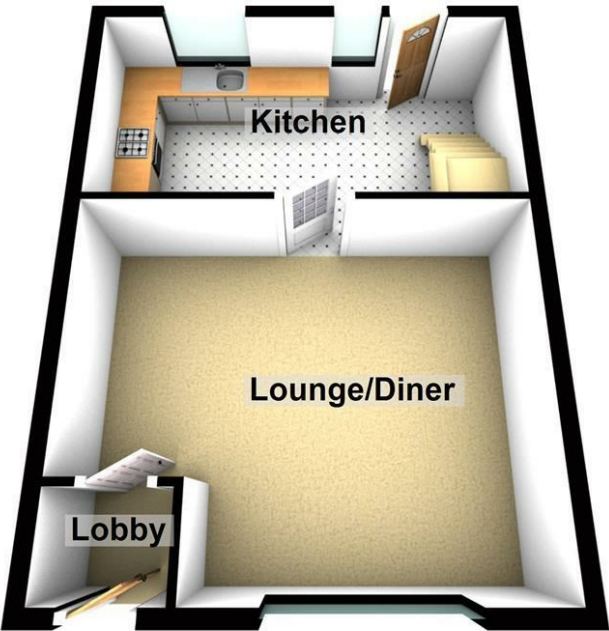
Traditional
This information must be confirmed via your surveyor and legal representative.



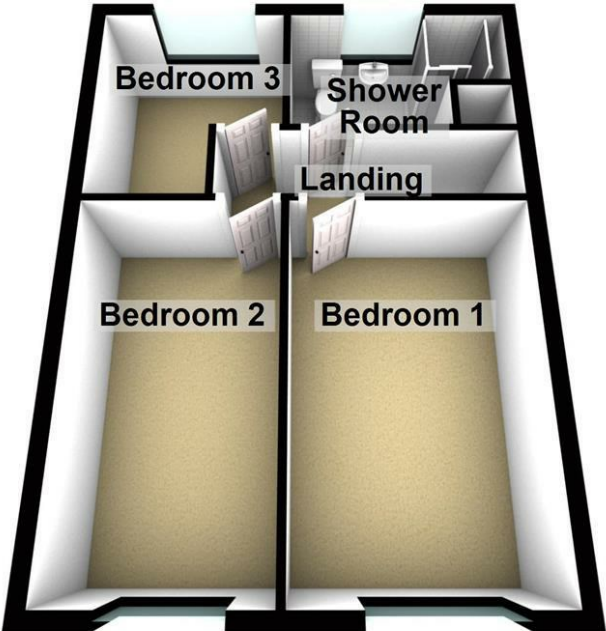


Floor Plan

Ground Floor



First Floor



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	78	86
(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	