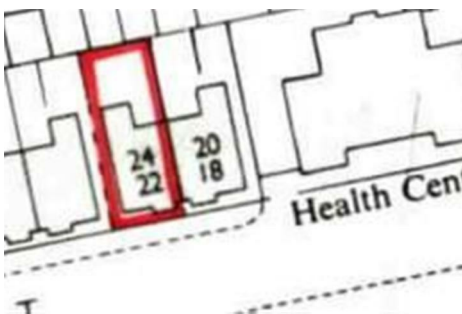
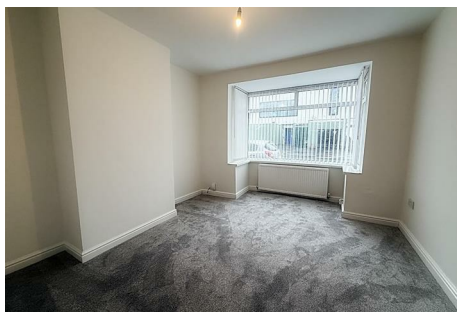




22 Elton Street East , Wallsend, NE28 8QU

- READY TO MOVE INTO • FOUR/FIVE BEDROOM SEMI DETACHED HOUSE • FORMERLY TWO FLATS •
- HAS BEEN PAINTED AND NEW CARPETS LAID TROUGHOUT • NO ONWARD CHAIN INVOLVED •
- CLOSE TO LOCAL AMENITIES, SCHOOLS, HEALTH CENTRE AND TRANSPORT LINKS •
- WITHIN WALKING DISTANCE TO METRO STATION AND RICHARDSON DEES PARK •
- FREEHOLD • COUNCIL TAX BAND B • ENERGY RATING D

Offers Over £175,000



• Four/Five Bedroom Semi Detached House • Formerly Two Flats

• Ready to Move into

• Council Tax Band B

Entrance Hall
Double glazed entrance door, staircase to the first floor accommodation, doors leading to the lounge, dining room, kitchen and fourth bedroom.

Dining Room

13'4" x 11'6" (4.07 x 3.53)
Double glazed french doors leading to the rear garden, cupboard and radiator,

Lounge

12'1" + bay x 11'8" (3.70 + bay x 3.57)
Double glazed bay window to the front elevation and radiator.

Kitchen

9'9" x 7'7" (2.99 x 2.33)
Fitted with a range of wall and base units. Integrated electric oven, gas hob and extractor hood above. Sink unit. Space and plumbing for a washing machine. Part tiled walls. Double glazed window and door to the sides.

Bedroom Four

9'1" x 7'6" (2.78 x 2.30)
Double glazed window and radiator (ground floor). Front Elevation. Radiator.

First Floor Landing

Double glazed window to the side elevation, access to bedrooms and bathroom.

• Recently Painted and New Carpets Laid

• Energy Rating D

Bedroom One
13'8" x 11'2" (4.18 x 3.42)
Double glazed window to the rear elevation, radiator.

Bedroom Two

12'0" + bay x 11'6" (3.68 + bay x 3.53)
Double glazed bay window to the front elevation, radiator.

Bedroom Three

9'1" x 7'8" (2.77 x 2.34)
Double glazed window to the front elevation, radiator.

Bathroom

10'11" x 7'10" (3.35 x 2.40)
Comprising; bath with overhead shower, WC and wash hand basin. Two double glazed windows, one to side and one to rear. Ladder style radiator and part tiled walls.

External

There is a low maintenance garden 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>

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

• No Onward Chain Involved

• Close to Local Amenities, Schools, Health Centre and Transport Links

• Freehold 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
Vodafone - Good outdoor and 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.

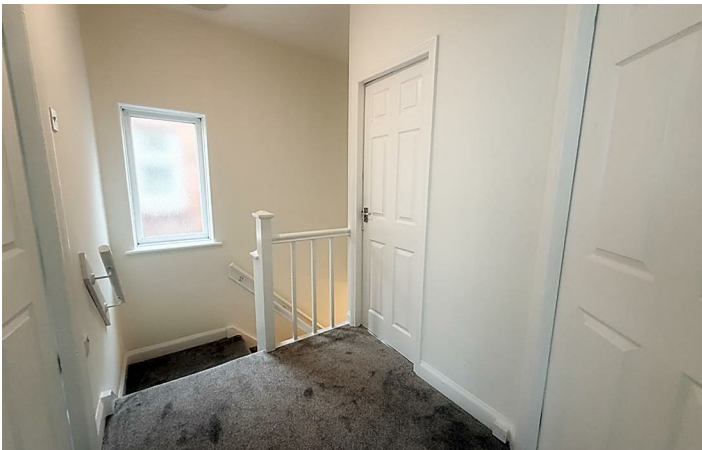
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

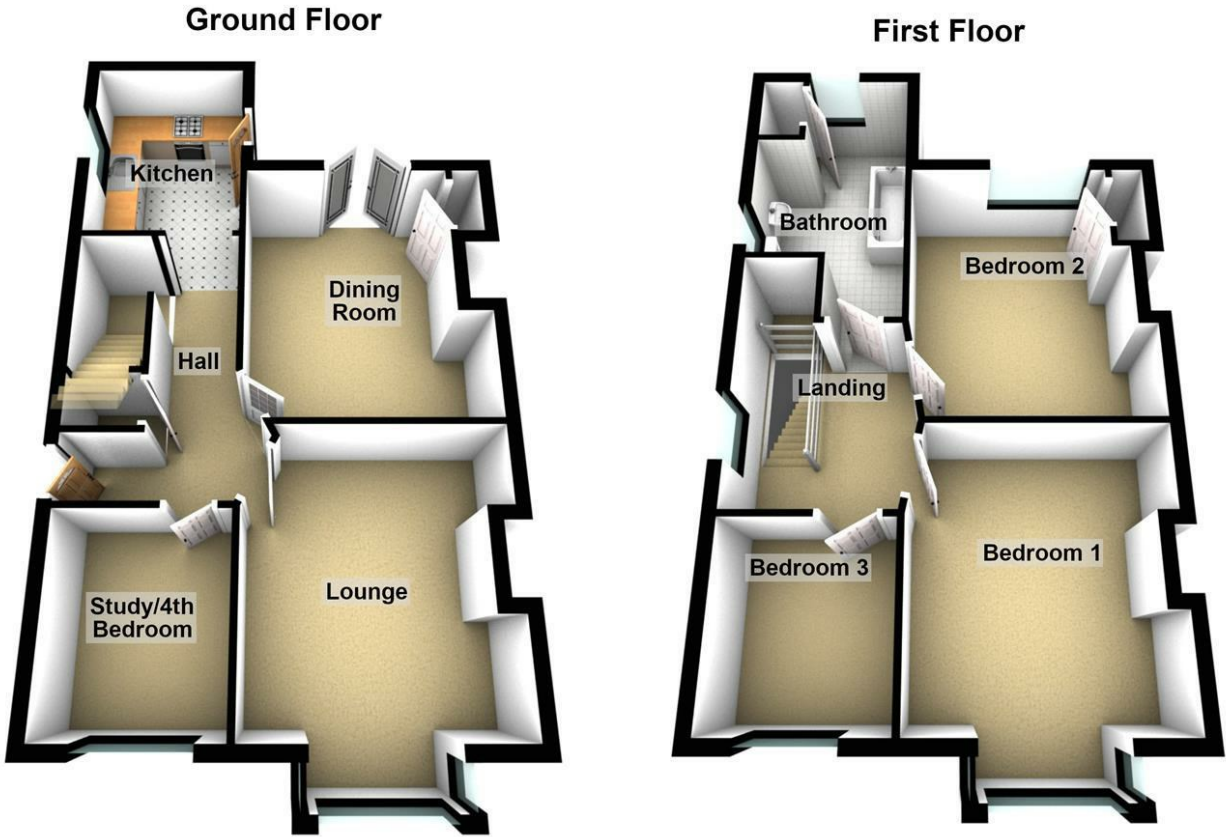
CONSTRUCTION:

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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC