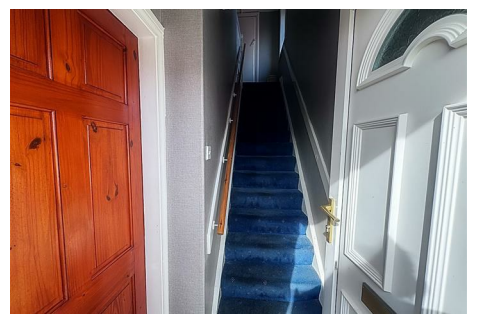
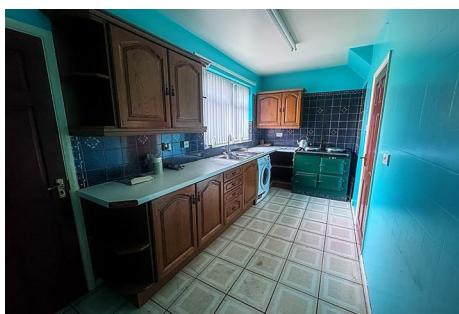




102 Main Crescent

Westmoreland Estate, Wallsend, NE28 8AG

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.

CHAIN FREE • SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • DOWNSTAIRS WET ROOM

ADDITIONAL WC UPSTAIRS • GREAT FIRST TIME BUY • COUNCIL TAX BAND A • ENERGY RATING D

FREEHOLD

Asking Price £130,000



- Chain Free
- Semi Detached House
- Council Tax Band A
- Great First Time Buy
- Downstairs Wet Room
- Energy Rating D
- Two Double Bedrooms
- Additional WC Upstairs
- Freehold

Entrance

UPVC door into inner lobby, radiator and stairs to first floor landing

WC

6'2" x 2'7" (1.89 x 0.81)
Boiler. WC, wash hand basin.

building. This means there may be differences between the coverage prediction and your experience.

Lounge

13'1" into bay x 11'10" max (4.01 into bay x 3.61 max)
Double glazed bay window, coving to ceiling, radiator and access to kitchen.

Bedroom 1

11'5" into robe x 9'5" (3.49 into robe x 2.88)
Two double glazed windows, sliding door wardrobe, radiator and storage cupboard. Front Elevation

EE- Good outdoor, variable in-home
O2 - Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor

Kitchen/Diner

15'10" x 6'10" (4.85 x 2.09)
Double glazed window, fitted with range of wall and floor units with work surfaces, sink unit, plumbed for washing machine and an Aga style cooker. Tiled floor and part tiled walls.

Bedroom 2

9'2" into robe x 8'11" (2.81 into robe x 2.73)
Sliding door wardrobes, picture rail, double glazed window and radiator.
Rear Elevation

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

Inner Lobby

5'7" x 2'11" (1.72 x 0.90)
Double glazed door to rear garden, access to Wet Room.

External

To the front there is hedged garden and on street parking available. To the rear there is a good size garden with storage shed.

FLOOD RISK:

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

Wet Room

9'8" x 5'6" (2.95 x 1.69)
Comprising shower, WC, and wash hand basin. Double glazed window, ladder stle radiator and recessed lighting.

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

CONSTRUCTION:

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

Landing

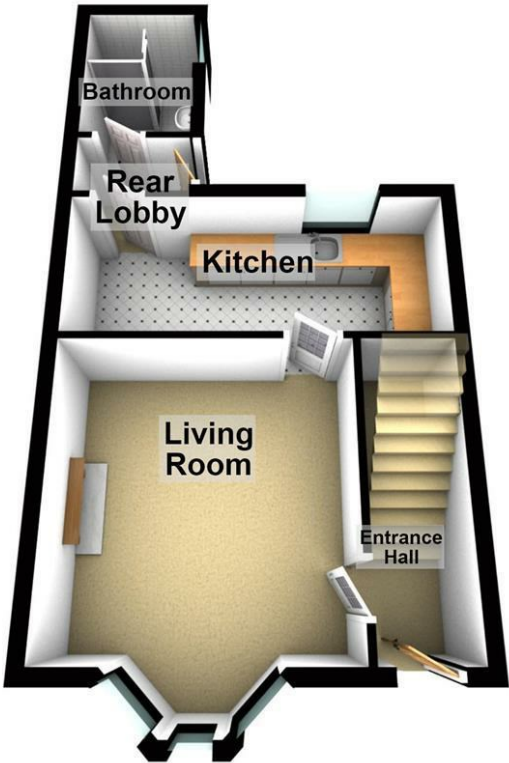
Double glazed window, access to WC and bedrooms.



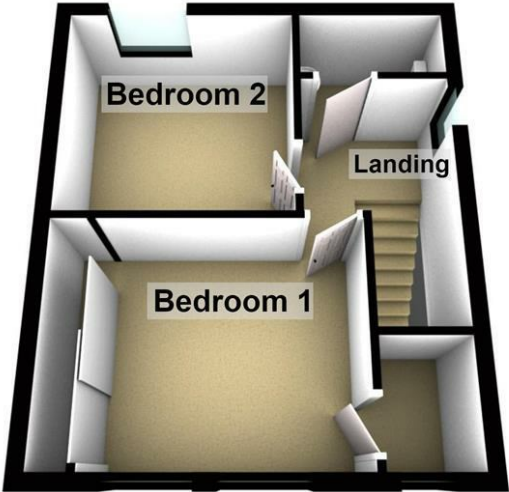


Floor Plan

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		84
(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