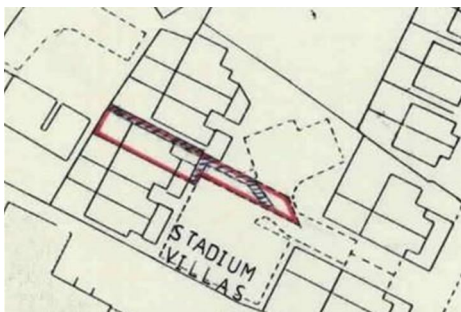




8 Stadium Villas , Wallsend, NE28 7EN

- FANTASTIC FIRST TIME BUY • TWO BEDROOM END TERRACE HOUSE • CUL-DE-SAC LOCATION •
- CLOSE TO THE CONSERVATION AREA THE GREEN & RICHARDSON DEES PARK • DOWNSTAIRS WC •
- MODERN BATHROOM • GARDENS FRONT & REAR • WALKING DISTANCE TO TOWN CENTRE •
- NEARBY BUS SERVICES & METRO STATION • GARDENS FRONT & REAR • CHAIN FREE •
- ALLOCATED PARKING BAY • FREEHOLD • ENERGY RATING C • COUNCIL TAX BAND B •

Price £175,000



• Two Bedroom End Terrace House

- Private Garden To Rear
- Freehold

Entrance Lobby

Double glazed entrance door, laminate flooring, radiator.

WC

6'1" x 2'10" (1.87 x 0.87)

WC, wash hand basin, radiator and paneling to walls.

Kitchen

8'9" x 6'2" (2.67 x 1.88)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed window, tiling to walls and laminate flooring.

Lounge

14'4" min x 12'6" (4.38 min x 3.83)

Double glazed windows, stairs to the first floor landing, radiators and double glazed French doors leading out to the rear garden.

Landing

Access to bedrooms and shower room.

Bedroom 1

12'6" into robe x 8'2" (3.83 into robe x 2.49)

Double glazed windows, built-in sliding door wardrobes, fitted cupboards and drawers, radiator.

• Downstairs WC

• Allocated Parking Bay

• Council Tax Band B

Bedroom 2

12'8" into robe x 7'10" (3.88 into robe x 2.41)

Double glazed windows, built-in sliding door wardrobes, storage cupboard, radiator.

Shower Room

6'9" x 6'1" (2.06 x 1.87)

Comprising shower cubicle, WC and wash hand basin with built-under storage, double glazed window, panelling to walls and ladder style radiator.

External

Externally there is a small garden area to the front which is gravelled and gated. The rear garden is also gravelled for low maintenance.

There is also an allocated parking bay directly in front of the property.

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, variable in-home

Three-UK-Good outdoor and in-home

• Modern Bathroom

• Fantastic First Time Buy

• Energy Rating C

Vodafone-Good outdoor, variable in-

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:

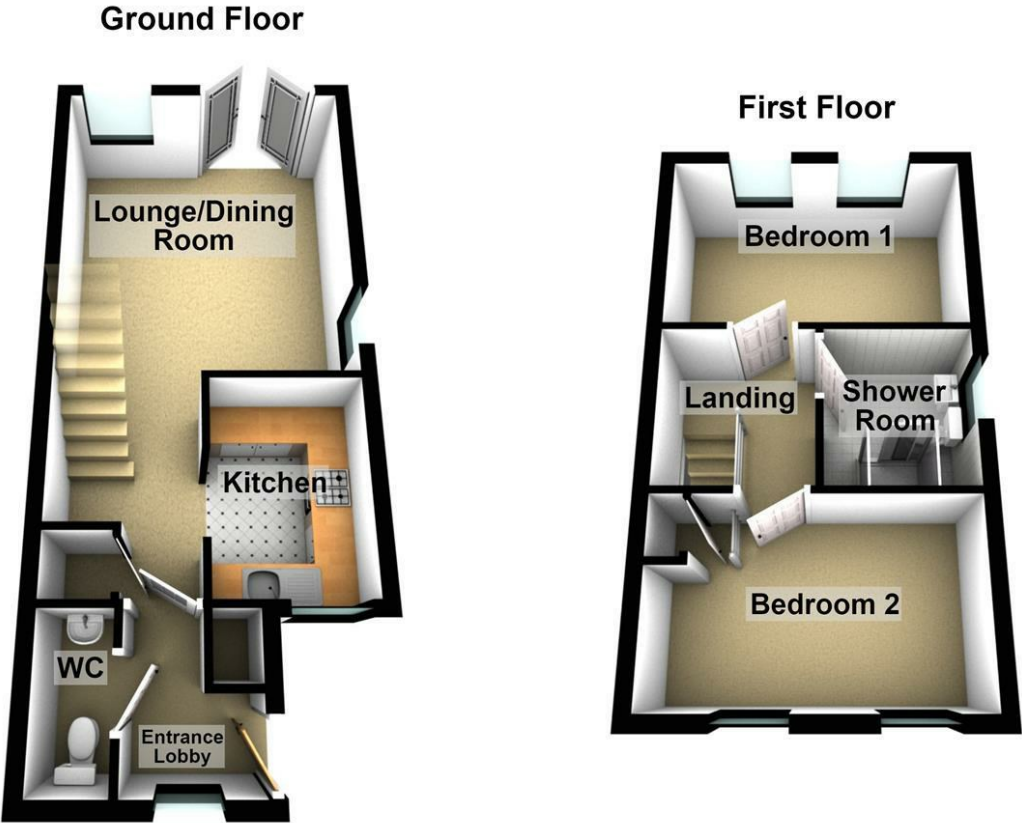
Traditional

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 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	74	80
(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	