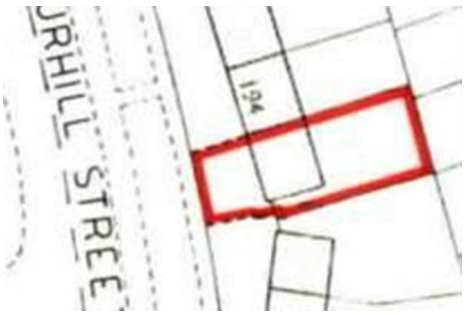
next2buy property retailers make the next step easy









192 Churchill Street

Howdon, Wallsend, NE28 7TH

• CHAIN FREE • THREE BEDROOM END OF TERRACE HOUSE • FREEHOLD •

• SEPARATE KITCHEN/DINER • GREAT FIRST TIME BUY • COUNCIL TAX BAND A •

• GOOD SIZED FRONT AND REAR GARDENS WITH SIDE ACCESS • ENERGY RATING C

• CLOSE TO LOCAL AMENITIES, SCHOOLS, TRANSPORT LINKS AND MAJOR ROAD LINKS •

Offers Over £160,000

3 1 1 C

- Chain Free
- Great First Time Buy
- Kitchen/Diner
- End Of Terrace House
- Close to Local Amenites, Schools and Transport Links
- Engery Rating C
- Three Bedrooms
- Good Size Gardens to Front & Rear
- Freehold

ENTRANCE
UPVC door into hallway - radiator, tile effect flooring, access to..

LIVING ROOM
18'11" x 10'11" (5.79 x 3.34)
Two double glazed windows, front and rear, two radiators, Louis style fire surround with a remotely controlled electric fire and laminate flooring.

KITCHEN
12'3" x 9'6" (3.75 x 2.91)
Double glazed window, radiator, recessed lighting, part tiled walls and tiled flooring. Fitted with range of floor and wall units, counters and sink, gas hob with overhead extractor hood and electric oven. The central heating boiler is also housed here, in a cupboard. Open access to the dinning area.

DINING AREA
8'6" x 5'11" (2.60 x 1.81)
Double glazed window, radiator, tiled flooring, panelling to walls and access to the side garden.

FIRST FLOOR LANDING
Double glazed window, storage cupboard, leading to..

BEDROOM 1
11'1" x 9'10" into robe (3.38 x 3.01 into robe)
Double glazed glazed window, radiator, storage cupboard and fitted sliding door wardrobes. Front Elevation.

BEDROOM 2
12'9" x 9'0" (3.89 x 2.76)
Double glazed glazed window, radiator, storage cupboard. Front Elevation

BEDROOM 3
8'10" x 8'0" (2.70 x 2.45)
UPVc double glazed glazed window, radiator. Rear Elevation

BATHROOM
5'7" x 9'2" max (1.70 x 2.79 max)
Two double glazed windows, radiator, part tiled walls, tiled effect flooring. Comprising bath with over head shower, WC, wash hand basin and recessed lighting.

EXTERNAL
There are good sized gardens to the front and rear. The front is walled with hedge and the rear has lawn, two storage sheds, a decked area and fenced perimiter. There is also sode access to garden from front.

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-Logo-2012
Section 1 Title
Good outdoor and in-home
O2-Logo
Section 2 Title
Good outdoor and in-home
Three-UK-logo
Section 3 Title
Good outdoor and in-home
Vodafone_Logo
Section 4 Title
Good outdoor, variable 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: Very low.
Rivers and the sea: Very low.

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









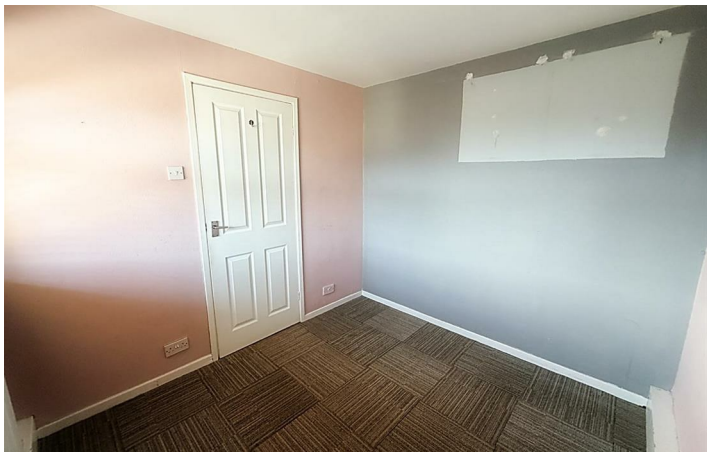


















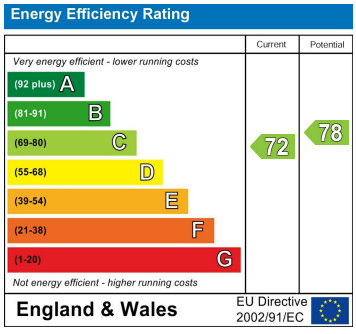




Floor Plan



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.



136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
Tel: 0191 295 3322 Email: info@next2buy.com https://www.next2buy.com