

158 Tynemouth Road Howdon, Wallsend, NE28 0DZ

- ** THREE BEDROOM SEMI DETACHED HOUSE ** AMPLE SPACE FOR OFF STREET PARKING **
- ** LOVELY PRIVATE GARDEN TO REAR ** KITCHEN/DINING ROOM ** TWO BATHROOMS **
- ** UTILITY ROOM ** CLOSE TO SCHOOLS, BUS SERVICES, SHOPS & HOWDON METRO STATION **
- ** EXCELLENT ROAD LINKS TO THE A19, TYNE TUNNEL & A1058 COAST ROAD. FREEHOLD **
- ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £180,000



- Three Bedroom Semi Detached House
- Ample Space For Off Street Parking

• Freehold
Entrance Lobby

Double glazed entrance door, stair to the first floor landing.

Lounge

12'10" + bay x 12'3" (3.93 + bay x 3.74)

Double glazed bay window, radiator,

Kitchen

12'7" x 7'6" (3.86 x 2.31)

Fitted with wall and base units with work surfaces over and breakfast bar, sink unit, integrated oven and hob, double glazed window and external door to the rear garden, radiator. Open plan to dining area.

Dining Area

11'4" x 11'0" (3.47 x 03.36)

Double glazed window and roof window, radiator.

Bathroom

7'6" x 6'1" (2.30 x 1.86)

Freestanding bath with shower attachment, WC and wash hand basin, panelling to walls, double glazed window and ladder style radiator.

Utility Room

Plumber for washing machine.

- Two Bathrooms - Utility Room

- Lovely Private Garden To Rear

• Council Tax Band A
Bedroom 2

10'11" x 7'7" (3.33 x 2.33)

Double glazed windows, two cupboards, radiator.

Landing

Double glazed window, access to the loft which has pull down ladders and is boarded for storage.

Bedroom 1

12'0" x 10'9" + bay (3.67 x 3.30 + bay)

Double glazed bay window, cupboard and radiator.

Bedroom 3

9'10" x 7'11" (3.00 x 2.43)

Double glazed window, fitted sliding door wardrobes, radiator.

Shower Room

7'3" x 6'8" (2.22 x 2.04)

Comprising; shower cubicle, WC and wash hand basin. Double glazed window, panelling to walls, ladder style radiator.

External

Externally the front is all paved and provides off street parking for a number of vehicles. There is a lovely private garden to the rear which has decked patio areas, lawn and shrubs to borders.

Material Information

- Kitchen/Dining Room

- Nearby Shops, Bus Services, Schools & Metro

• Energy Rating TBC
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

Three-UK Good outdoor and in-home

Vodafone-Good outdoor, variable 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:

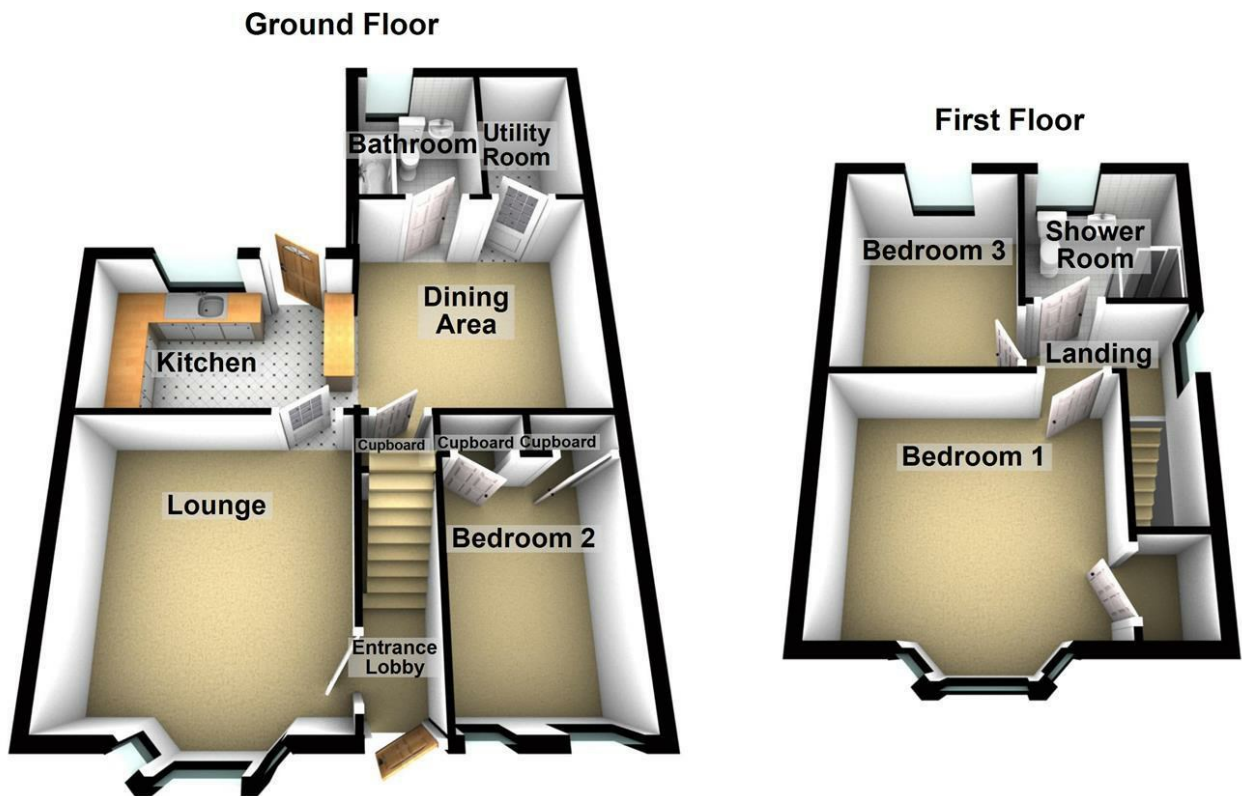
Traditional

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





Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(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	