

## 65 Rutherford Street Howdon, Wallsend, NE28 0AY

\*\* GUIDE PRICE £115,000 - £120,000 \*\*TWO BEDROOM SEMI DETACHED WITH GARAGE \*\*

\*\* GARDEN TO FRONT AND REAR \*\* HOWDON METRO STATION SHORT WALK FROM PROPERTY \*\*

\*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS \*\* GREAT FIRST TIME BUY \*\*

\*\* BUY TO LET RENTAL POTENTIAL OF APPROX £750-£800 PCM \*\* COUNCIL TAX BAND A \*\*

ENERGY RATING D \*\* FREEHOLD \*\*

**Guide Price £115,000**



- Guide Price £115,000 to £120,000
- Great First Buy
- Metro Station Nearby

#### Freehold Entrance

Glazed door into entrance lobby, stairs to the first floor landing.

#### Lounge

11'11" x 12'6" (3.63 x 3.81)

Double glazed bay window, laminate flooring, radiator.

#### Kitchen

6'10" x 6'3" (2.08 x 1.90)

Double glazed window, radiator, fitted with a range of base units with countertops, sink, built in oven and hob.

#### Bathroom

5'6" x 6'10" (1.68 x 2.08)

Double glazed window, WC, wash hand basin, bath, part tiled walls and radiator.

#### Landing

Window to the side, cupboard housing the boiler.

#### Bedroom 1

9'8" x 16'1" max (2.95 x 4.90 max)

Double glazed window to the front elevation, radiator and laminate flooring

#### Bedroom 2

8'10" x 9'6" (2.69 x 2.90)

Double glazed window, radiator and sliding door wardrobe.

- Detached Garage
- Close to Local Amenities, Schools and Major Road Links
- Council Tax Band A

#### External

Gardens to both the front and rear. Detached garage to the side rear of the property with timber doors.

#### 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>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Limited Three -

Likely 02 - Limited Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

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

##### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

##### CONSTRUCTION:

Traditional

- Two Bedroom Semi Detached House
- Gardens to Front and Rear
- Energy Rating D

This information must be confirmed via our surveyor.

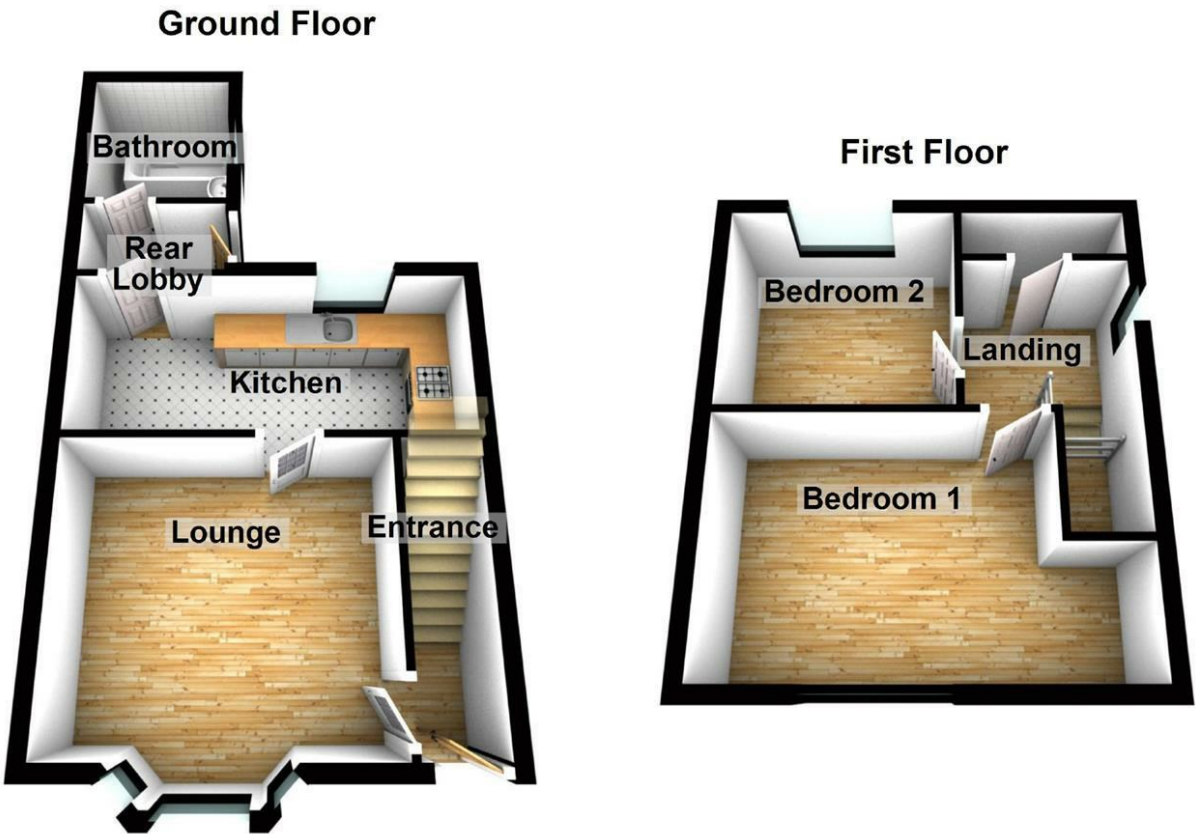








Floor Plan



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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC