

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 BROADBAND AND MOBILE: 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 Mobile Outdoor: EE - Likely Three - radiator.

- Detached Garage
- Close to Local Amenities, Schools and Major Road Links
- Council Tax Band A
- Two Bedroom Semi Detached House
- Gardens to Front and Rear
- Energy Rating D

External

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

This information must be confirmed via our surveyor.

Material Information

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

Landing

Window to the side, cupboard housing the boiler.

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

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

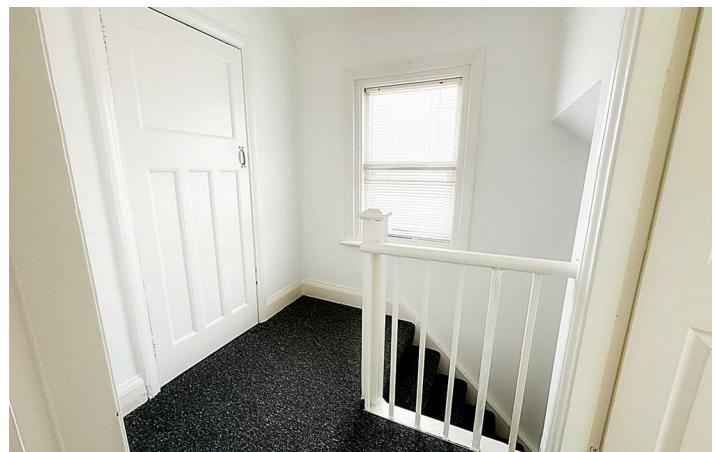
FLOOD RISK:
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

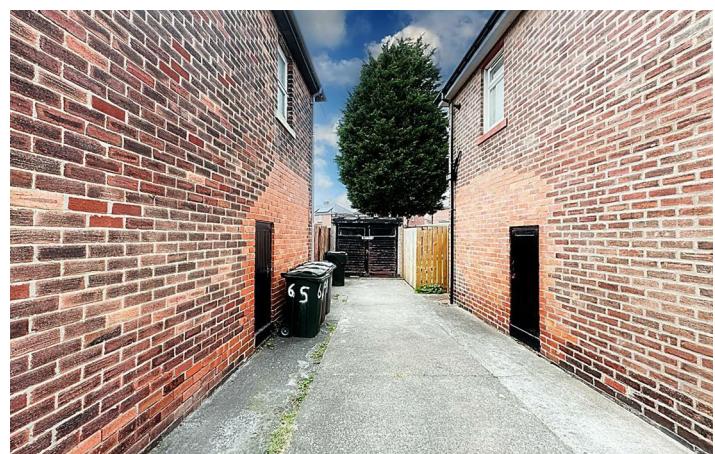
Bedroom 2

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

Double glazed window, radiator and sliding door wardrobe.

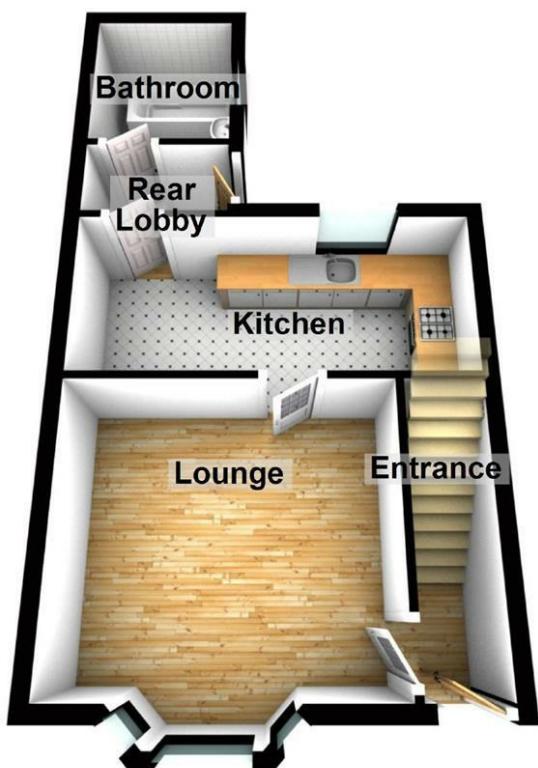
CONSTRUCTION:
Traditional





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.

