



14 Langdale Gardens

Howdon, Wallsend, NE28 0HG

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** THREE BEDROOM SEMI DETACHED HOUSE ** CONSERVATORY ** AMPLE OFF STREET PARKING **

** SOUTHERLY ASPECT TO REAR ** CHAIN FREE ** LOUNGE/DINING ROOM ** FREEHOLD **

** COUNCIL TAX BAND A ** ENERGY RATING C ** <https://next2buy.iamsold.co.uk>

Auction Guide £117,000



- For Sale by Auction – T & C's apply
- The Modern Method Of Auction
- Southerly Aspect To Rear - Chain Free
- Subject To Reserve Price
- Three Bedroom Semie Detached House
- Freehold - Council Tax Band A
- Buyers fees apply
- Conservatory - Ample Off Street Parking
- Energy Rating C

Entrance Hall

Double glazed entrance door, stairs to the first floor landing with storage cupboard under, radiator.

Lounge & Dining Room

22'1" x 13'1" max (6.73 x 3.99 max)

An open plan, spacious room with double glazed window to the front, laminate flooring, radiators and patio doors to the rear leading into the conservatory.

Conservatory

12'5" x 9'7" (3.78 x 2.92)

Double glazed windows and French doors leading to the rear garden.

Kitchen

15'8" x 6'10" (4.78 x 2.08)

Fitted with a range of wall and base units, sink unit, integrated oven and hob. Double glazed window to the side and rear, tiling to floor, external door leading to the garden.

Landing

Double glazed window, storage cupboards, access to the loft which has pull down ladders.

Bedroom 1

11'11" x 11'3" (3.63 x 3.43)

Double glazed window, radiator.

Bedroom 2

11'3" x 9'9" (3.43 x 2.97)

Double glazed window, radiator.

Bedroom 3

8'11" x 7'11" (2.72 x 2.41)

Double glazed window, radiator.

Bathroom

7'6" x 5'6" (2.29 x 1.68)

Comprising; bath, low level WC and washbasin. Double glazed windows part tiled walls, radiator.

External

Externally there is block paving to the front which provides off street parking for two vehicles. There rear garden has a southerly aspect.

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 - Likely Three -

Limited 02 - Likely 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.

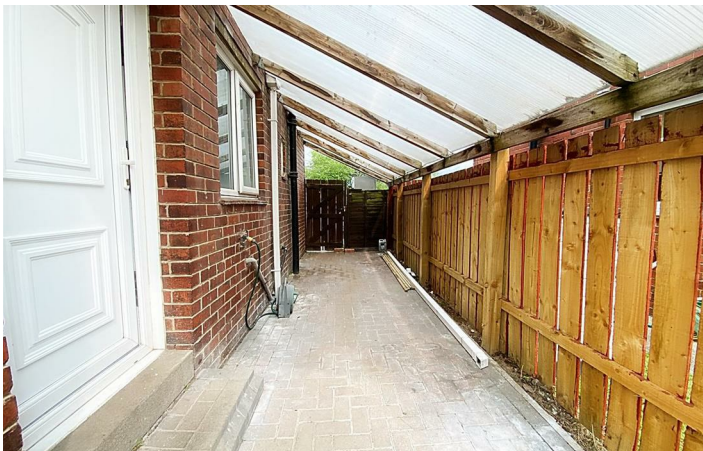
Surface water: Very low.

CONSTRUCTION:

Traditional

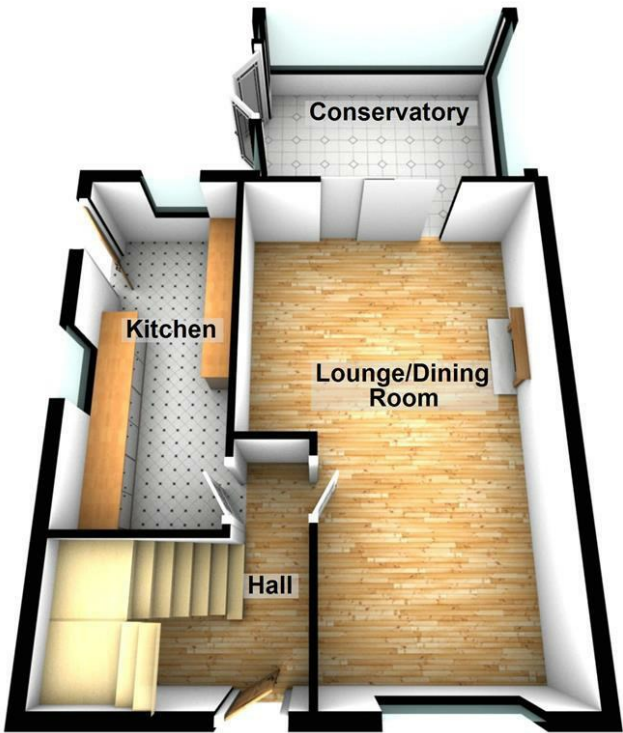
This information must be confirmed via our surveyor.





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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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