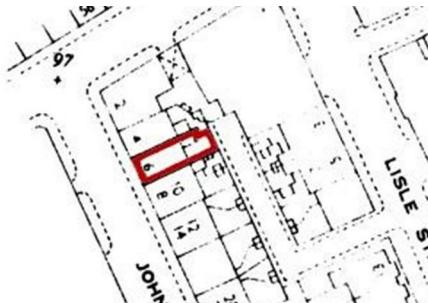




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## 6 John Street , Wallsend, NE28 8QX

\*\* 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 MID TERRACE HOUSE \*\* DECEPTIVELY SPACIOUS THROUGHOUT \*\*

\*\* FEATURE MEDIA WALL TO LOUNGE \*\* TWO RECEPTION ROOMS \*\* CLOSE TO SHOPS & AMENITIES \*\*

\*\* METRO STATION 0.2 MILE AWAY \*\* FANTASTIC FIRST BUY \*\* PRIVATE YARD TO REAR \*\*

\*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

**Offers Over £150,000**



- Three Bedroom Mid Terrace House
- Two Reception Rooms
- Nearby Shops, Bus Services & Metro Station
- Deceptively Spacious
- Freehold
- Council Tax Band A

- Feature Media Wall To Lounge
- Fantastic First Buy
- Energy Rating D

#### Hallway

Double glazed entrance door, tiling to floor, stairs to the first floor landing, radiator.

#### Bedroom 2

13'3" x 8'2" (4.05 x 2.51)  
Double glazed window, laminate flooring, radiator.

Likely 02 - Likley Vodafone - Likely

#### Lounge

14'0" x 13'1" max x 11'10" min (4.27 x 3.99 max x 3.63 min)  
Double glazed window, media wall with lighting, radiator.

#### Bedroom 3

9'5" x 6'7" (2.89 x 2.03)  
Double glazed window, laminate flooring, radiator.

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

#### Dining Room

13'1" x 12'9" (3.99 x 3.90)  
Double glazed window, fireplace with living flame effect gas fire, laminate flooring, cupboard, and radiator.

#### Bathroom

9'3" x 9'2" (2.84 x 2.81)  
Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor, storage cupboard, radiator.

#### FLOOD RISK:

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

#### Kitchen

13'3" x 8'3" (4.05 x 2.52)  
Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed windows, radiator and double glazed door leading to the rear yard.

Externally there is a private yard to the rear.

#### CONSTRUCTION:

Traditional  
This information must be confirmed via our surveyor.

#### External

#### 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>

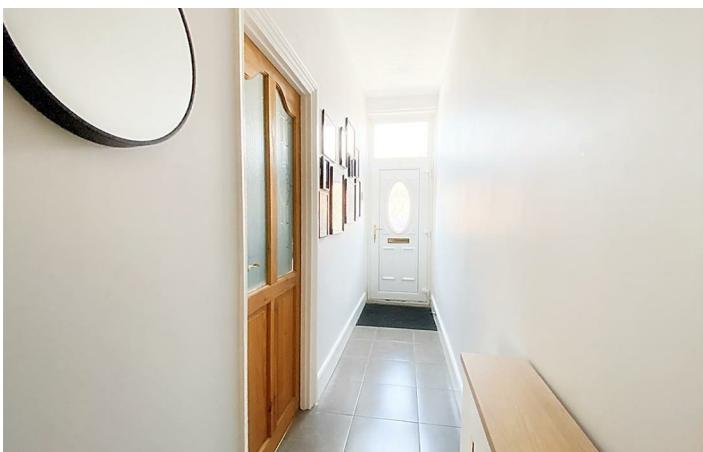
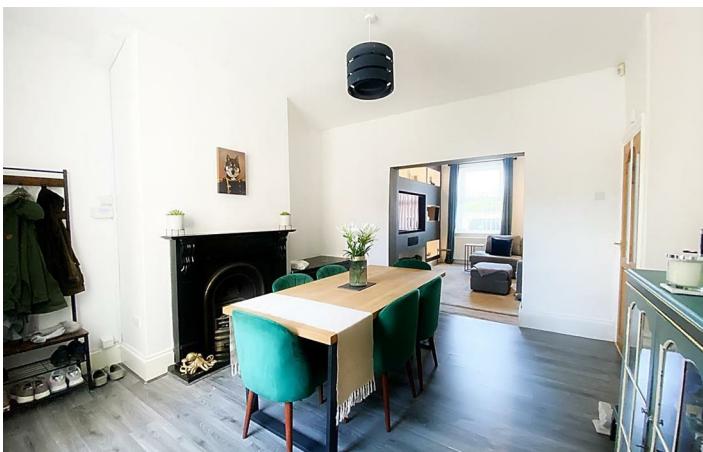
#### Landing

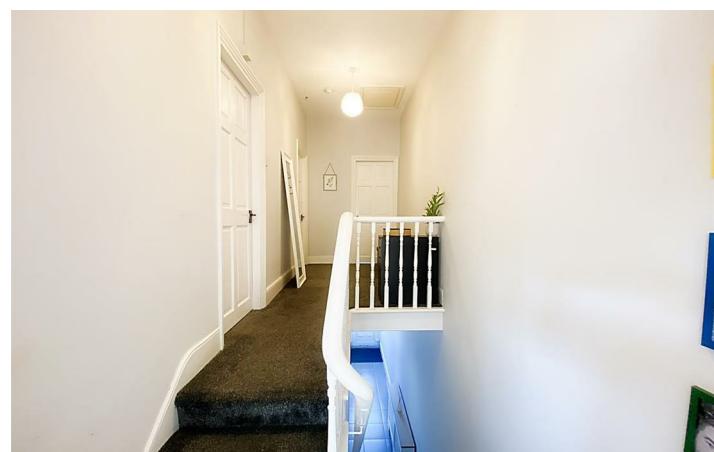
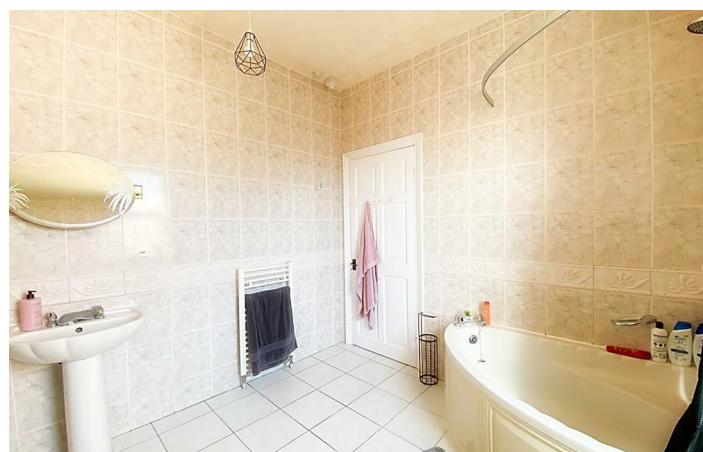
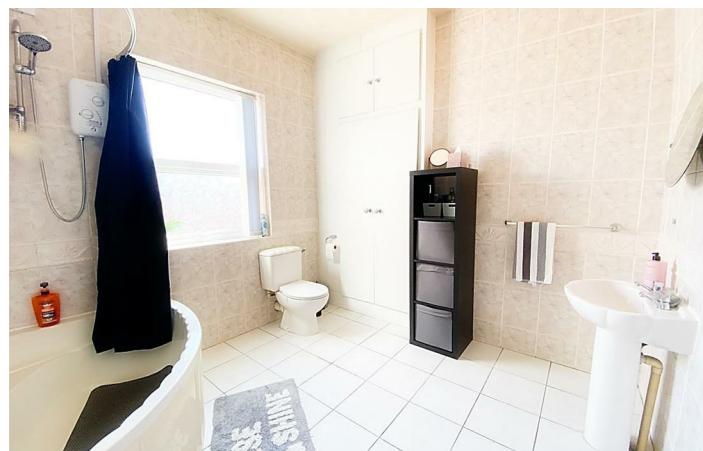
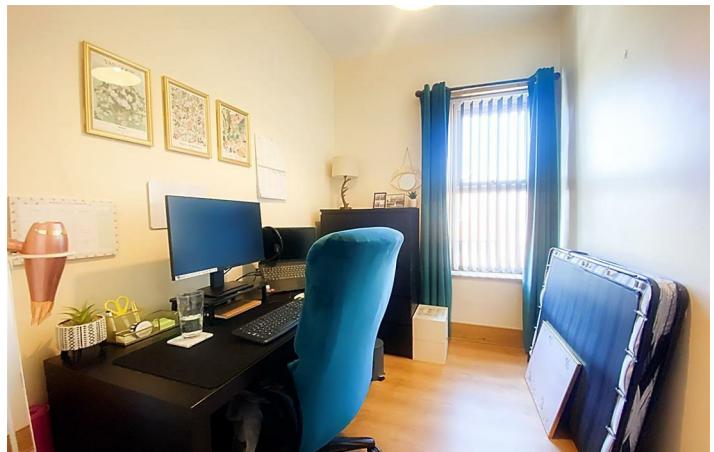
Access to bedrooms and bathroom. Broadband: Highest available

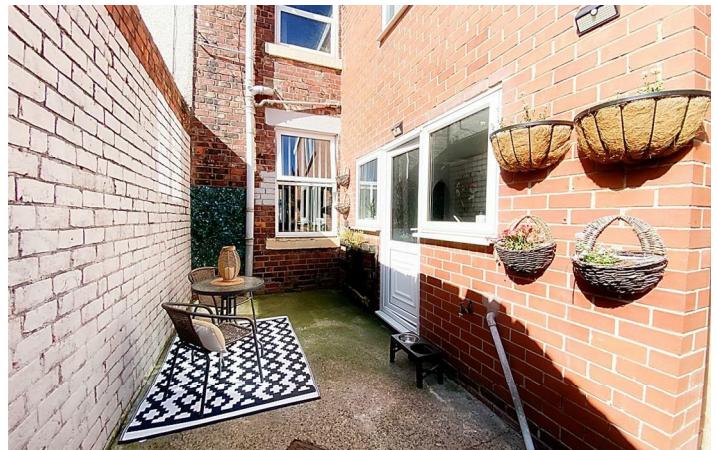
Speeds: Download: 1800 Mbps

Upload: 220 Mbps

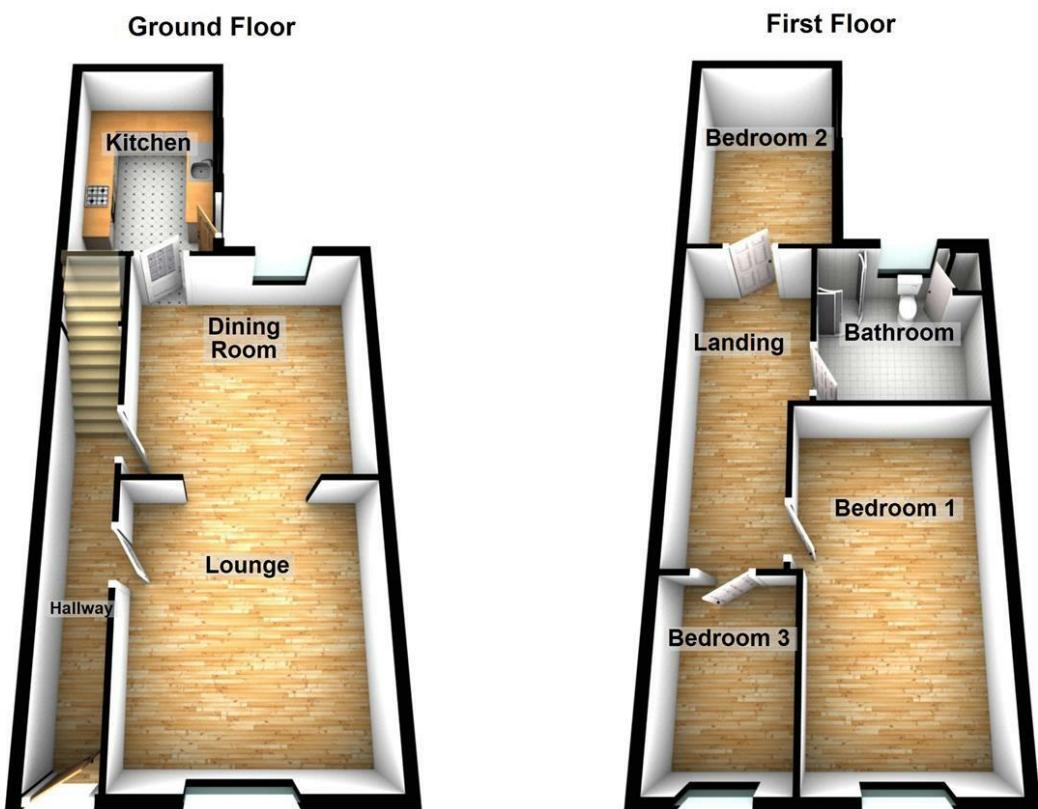
Mobile Indoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely  
Mobile Outdoor: EE - Likely Three -







## 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)	A	83
(81-91)	B	63
(69-80)	C	
(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	