



## 121 Richardson Street , Wallsend, NE28 7PR

\*\* TWO BEDROOM MID TERRACE HOUSE \*\* CHAIN FREE \*\* IDEAL INVESTMENT OPPORTUNITY \*\*

\*\* CLOSE TO THE CONSERVATION AREA THE GREEN \*\* NEARBY BUS SERVICES & SCHOOLS \*\*

\*\* 0.5 MILE TO METRO STATION \*\* WALKING DISTANCE TO SHOPS & LEISURE FACILITIES \*\*

\*\* PRIVATE YARD TO REAR \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

Offers Over £95,000



- Two Bedroom Mid Terrace House
- Close To Local Schools & Bus Services
- Chain Free \_ Freehold **Hallway**
- Close To The Conservation Area The Green
- 0.5 Mile To Wallsend Metro
- Council Tax Band A **WC**
- Ideal Investment Opportunity - In Need Of Updating
- Walking Distance To Shops & Leisure Facilities
- Energy Rating D

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

**Lounge**

13'6" x 12'5" (4.12 x 3.79)

Double glazed window, coving and rose to ceiling, fireplace and radiator.

**Kitchen/Diner**

17'0" x 9'0" + 6'0" x 6'1" (5.19 x 2.76 + 1.84 x 1.87)

Double glazed windows, wall and base units, sink unit, radiator, cupboard and external door leading to the rear yard.

**Bathroom**

5'5" x 4'7" (1.66 x 1.42)

Double glazed window, bath with shower over, wash hand basin and radiator.

**Landing**

Double glazed window.

**Bedroom 1**

16'11" x 11'5" (5.17 x 3.50)

Double glazed window, picture rail and coving to ceiling, radiator.

**Bedroom 2**

10'7" max x 10'7" max x 7'7" min (3.23 max x 3.25 max x 2.33 min)

Double glazed window, radiator.

4'8" x 2'7" (1.44 x 0.79)

Double glazed window, WC and wash hand basin.

**External**

Externally there is a small garden area to the front and a private yard to the rear.

**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>

- EE-Good outdoor and in-home
- O2-Good outdoor
- Three-UK Good outdoor, variable 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.

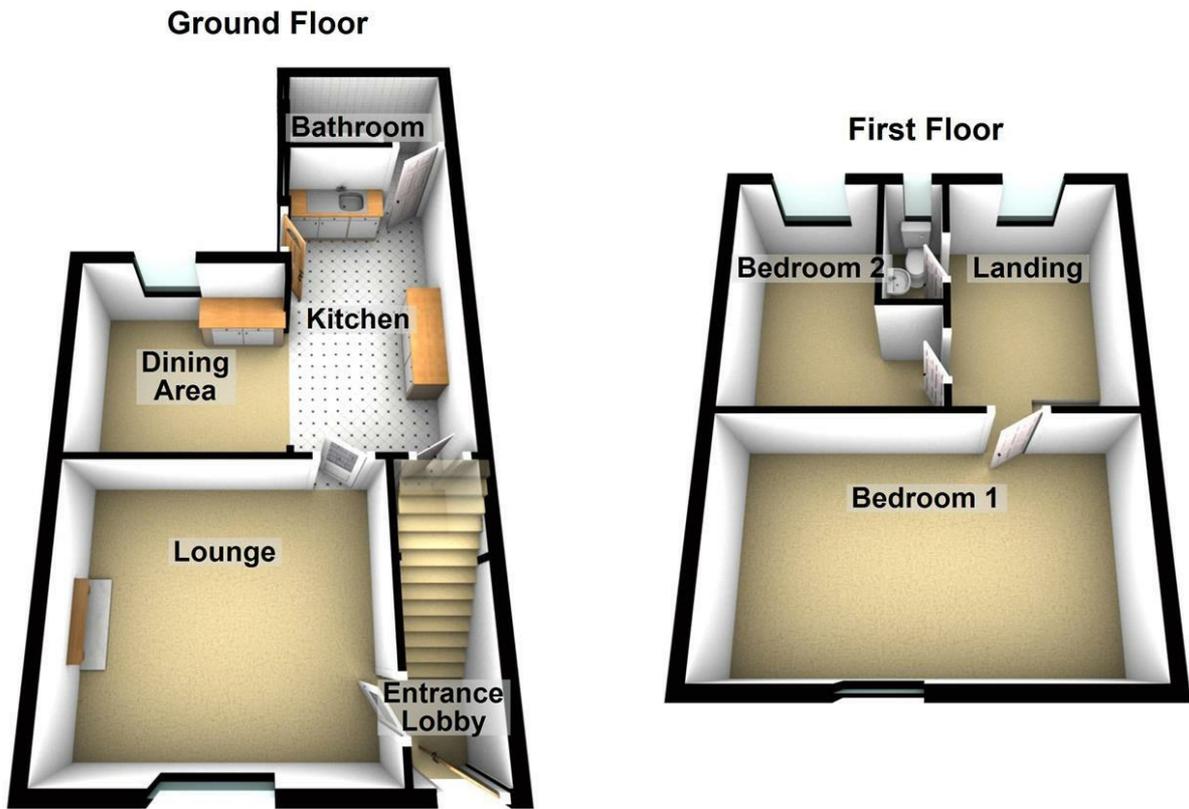
**CONSTRUCTION:**

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
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	