

## 167 Tynemouth Road Howdon, Wallsend, NE28 0AZ

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* CHAIN FREE \*\* SOUTH FACING GARDEN TO REAR \*\*

\*\* HANDY LEAN TO STORAGE AREA \*\* CONVENIENT LOCATION NEARBY SHOPS & BUS SERVICES \*\*

\*\* HOWDON METRO STATION 0.5 MILE AWAY \*\* ROAD LINKS TO THE A19 & TYNE TUNNEL \*\*

\*\* SOLAR PANELS \*\* IDEAL STARTER HOME \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\*

\*\* ENERGY RATING D \*\*

**Price £160,000**



- Three Bedroom Semi Detached House

- Nearby Shops, Bus Services & Metro Station

- Council Tax Band A  
**Porch**

Double glazed entrance door with windows to the side, double glazed inner door leading into the hallway.

#### **Hallway**

Stairs to the first floor landing, laminate flooring, radiator.

#### **Lounge**

12'7" x 11'11" (3.84 x 3.64)

Double glazed window, fireplace with inset fire, radiator.

#### **Dining Area**

8'6" x 7'4" (2.60 x 2.25)

Double glazed patio doors to the rear garden, radiator.

#### **Kitchen**

10'0" x 10'11" max x 6'11" min (3.06 x 3.35 max x 2.13 min)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit, double glazed window, tiling to floor, double glazed door leading to the rear garden.

#### **Landing**

Double glazed window.

- Lounge/Dining Room

- Road Links To The A19 & Tyne Tunnel

- **Freehold Bedroom 1**

11'10" x 11'8" (3.62 x 3.56)

Double glazed window, laminate flooring, radiator.

#### **Bedroom 2**

10'6" x 7'11" (3.22 x 2.43)

Double glazed window, laminate flooring, radiator.

#### **Bedroom 3**

7'10" x 6'8" (2.41 x 2.05)

Double glazed window, laminate flooring, radiator.

#### **Shower Room**

8'0" x 4'3" (2.44 x 1.31)

Double glazed window, tiling to walls, WC, wash hand basin and shower.

#### **Storage**

There is a lean too storage area to the side of the property which can be accessed from both the front and rear.

#### **External**

Externally there is a lawned garden to the front and a south facing garden to the rear which has lawn and a decking.

#### **Material Information**

#### **BROADBAND AND MOBILE:**

- Front Garden & South Facing Garden To Rear

- Chain Free

- Energy Rating D  
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, variable in-home  
Three-UK-Good outdoor and in-home  
Vodafone\_Good outdoor, variable in-home

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

#### **FLOOD RISK:**

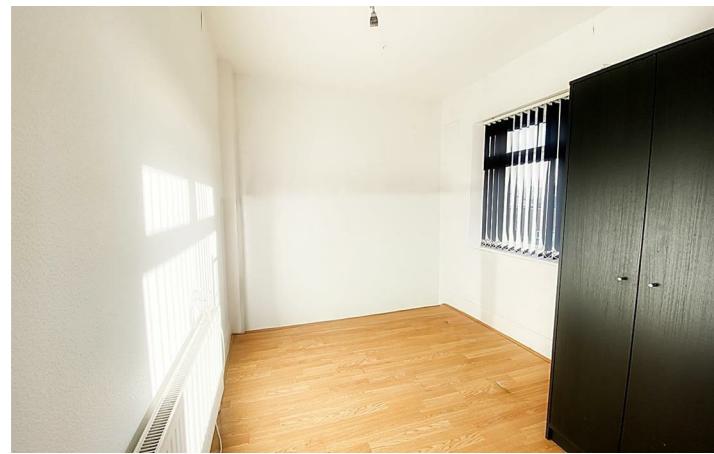
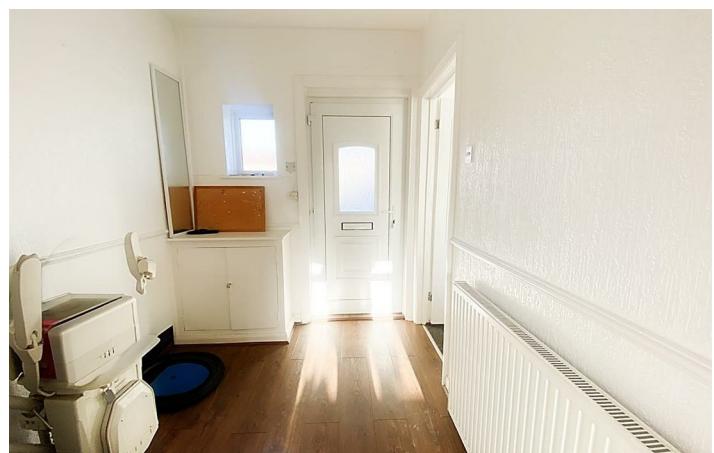
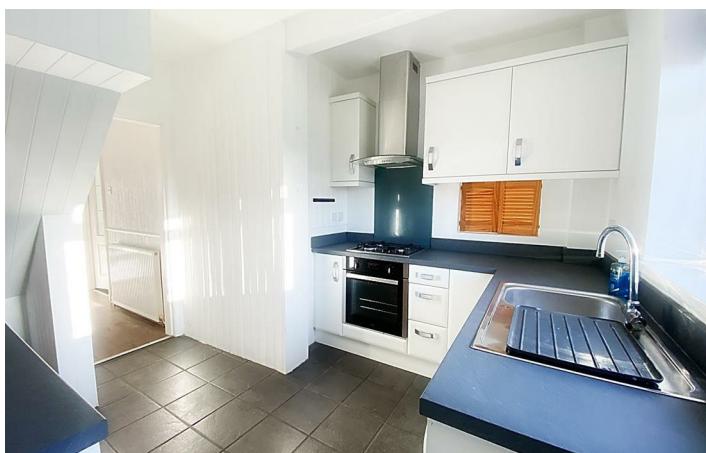
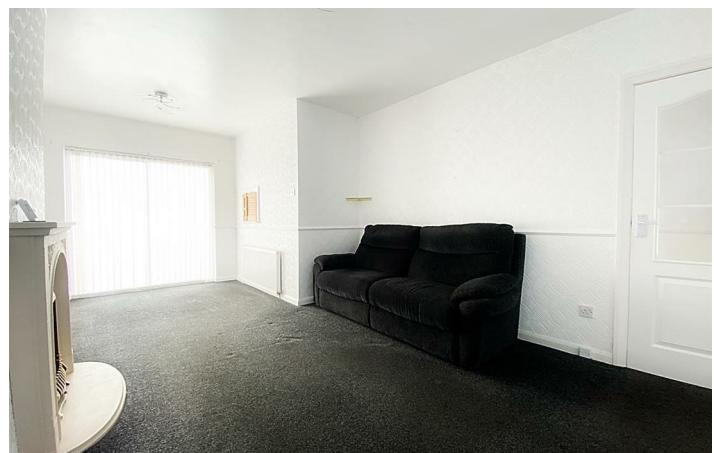
Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

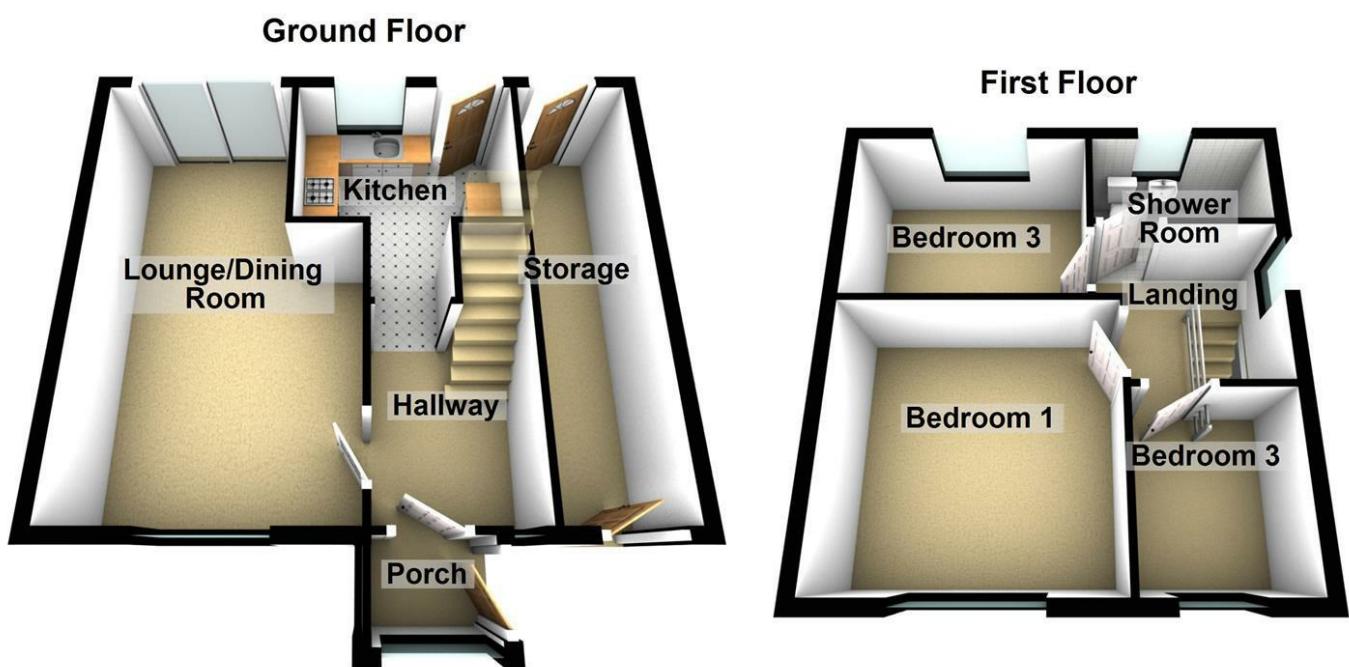
#### **CONSTRUCTION:**

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 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	
(81-91)	B	
(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	