

## 48 North Road , Wallsend, NE28 8RL

\*\* END TERRACE HOUSE \*\* TWO DOUBLE BEDROOMS \*\* IDEAL FIRST TIME BUY \*\* CHAIN FREE \*\*

\*\* MODERN REFITTED KITCHEN \*\* SPACIOUS BATHROOM WITH FOUR PIECE SUITE \*\*

\*\* PRIVATE YARD TO REAR WITH SPACE FOR ON SITE PARKING \*\* NEARBY METRO STATION \*\*

\*\* CLOSE TO SHOPS & LOCAL AMENITIES \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\* FREEHOLD \*\*

**Offers Over £130,000**



- End Terrace House
- Spacious Bathroom

- Council Tax Band A
- Entrance Lobby**

Double glazed entrance door, tiling to floor.

### Lounge

17'11" max x 14'10" (5.47 max x 4.53)

Double glazed window, feature wood flooring, fireplace, radiators.

### Kitchen

17'11" x 8'11" (5.48 x 2.73)

Fitted with wall and base units with works surfaces over, integrated oven and hob with extractor hood over and sink unit, double glazed window, tiled flooring, radiator and external door to the rear yard.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

14'10" x 9'8" (4.53 x 2.95)

Double glazed window, radiator.

### Bedroom 2

14'10" x 7'10" (4.53 x 2.40)

Double glazed window, radiator, access to the loft which is part boarded and has pull down ladders.

### Bathroom

14'8" x 5'11" (4.48 x 1.82)

Comprising; free standing roll top

- Two Double Bedrooms
- Rear Yard With Space For On Site Parking
- Freehold

bath, shower cubicle, W and wash hand basin. Double glazed window, cupboard and radiator.

- Modern Kitchen

- Chain Free

- Energy Rating D

Traditional

This information must be confirmed via your surveyor and legal representative.

### External

Externally there is a private yard to the rear which has double doors allowing space for off street parking.

### 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 and in-home

Three-UK- Good outdoor, variable in-home

Vodafone-Good outdoor and in-home

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

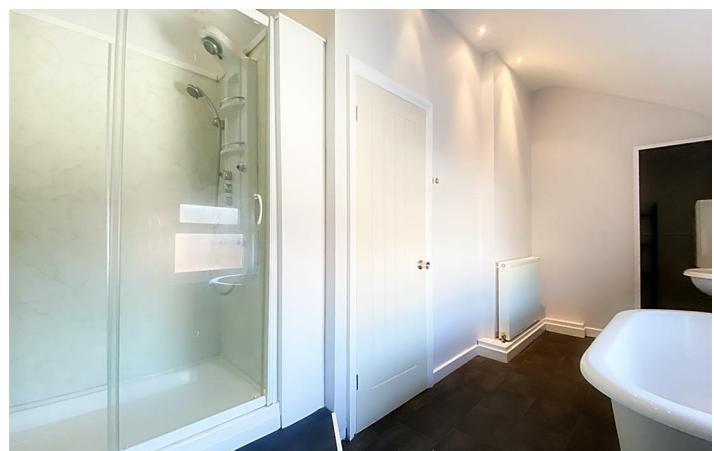
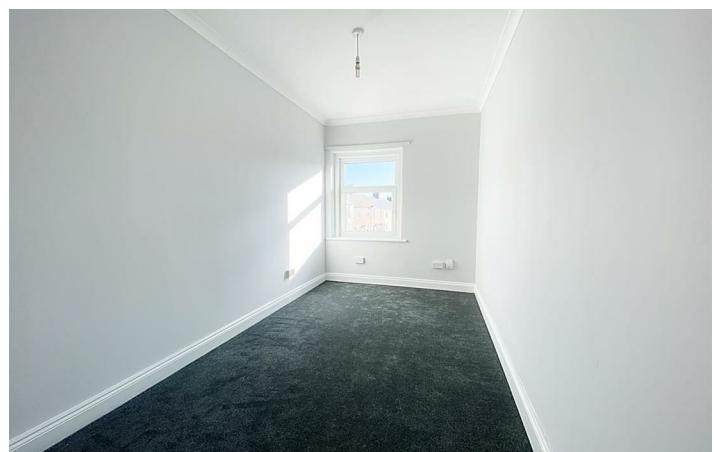
#### FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

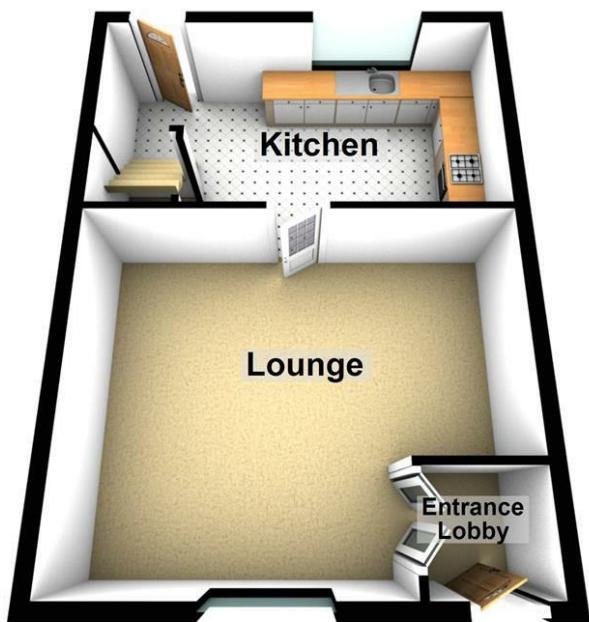
Rivers and the sea: Very low.

#### CONSTRUCTION:

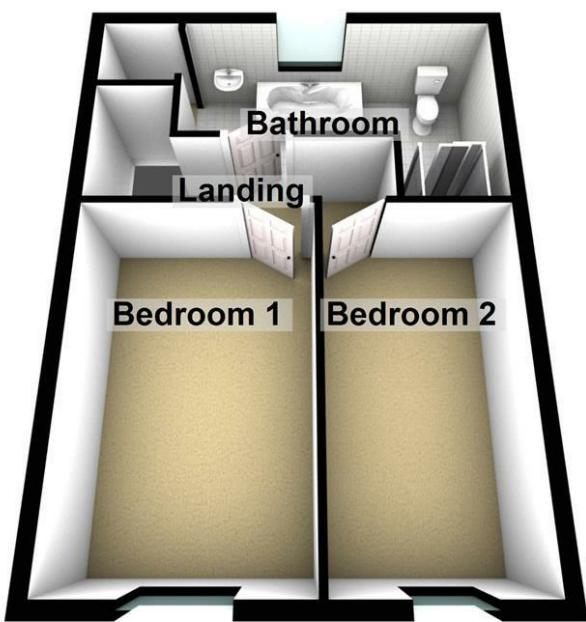


## Floor Plan

**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.

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 78        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 65                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |