

## 220 Churchill Street

Howdon, Wallsend, NE28 7TH

\*\* 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 \*\* RECENTLY REFURBISHED & READY TO MOVE INTO \*\*

\*\* MODERN KITCHEN & BATHROOM \*\* CLOSE TO SHOPS - SCHOOLS & BUS SERVICES \*\*

\*\* GARDENS FRONT & REAR \*\* DETACHED GARAGE \*\* IDEAL FIRST TIME BUY \*\* CHAIN FREE \*\*

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

**Offers Over £165,000**



- Three Bedroom Semi Detached House
- Detached Garage
- Council Tax Band A
- Newly Refurbished Throughout
- Close To Amenities & Transport Links
- Freehold
- Gardens Front & Rear
- Ready To Move Into - Chain Free
- Energy Rating C

#### Entrance Hallway

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

#### Lounge

12'11" x 12'10" (3.95 x 3.92)

Double glazed window, fireplace with living flame effect electric fire, radiator.

#### Kitchen

19'2" x 8'3" max x 6'1" min (5.85 x 2.54 max x 1.87 min)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over and sink unit. Double glazed windows, double glazed door leading out to the rear garden, radiator.

#### Landing

Double glazed window, access to the loft which has pull down ladders and lighting.

#### Bedroom 1

10'5" x 9'0" (3.20 x 2.75)

Double glazed window, radiator.

#### Bedroom 2

10'1" x 10'7" max 7'5" min (3.09 x 3.24 max 2.27 min)

Double glazed window, radiator.

#### Bedroom 3

8'4" max x 5'1" min x 9'0" (2.55 max x 1.57 min x 2.75)

Double glazed window, radiator.

#### Bathroom

8'2" x 4'6" (2.50 x 1.39)

Comprising; bath with shower over, WC and was hand basin. Double glazed windows, panelling to walls, radiator.

#### External

Externally there is a garden to the front which is laid to lawn, there is a paved area to the side which may accommodate a small vehicle. To the rear the garden has lawn, paved patio areas and a detached garage.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Limited

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Likely

#### Flood Risks

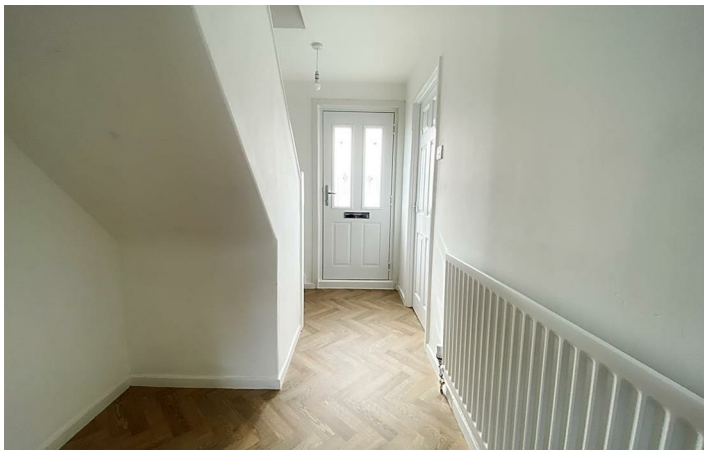
At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.



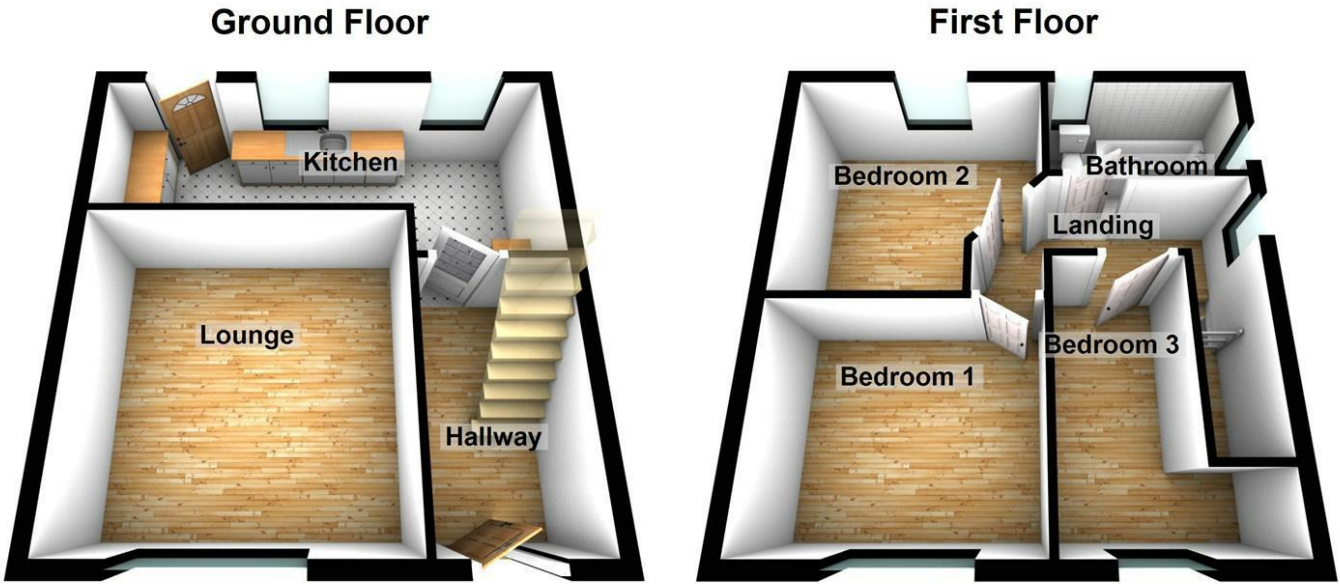








Floor Plan



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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC