

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
- **Entrance Hallway**
Double glazed composite entrance door, stairs to the first floor landing, radiator.
- Newly Refurbished Throughout
- Close To Amenities & Transport Links
- **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.
- Gardens Front & Rear
- Ready To Move Into - Chain Free
- Energy Rating C
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

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.

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>Likley Vodafone>Limited
Mobile: EE>Likely Three> Likely 02>Likley Vodafone>Likely

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.

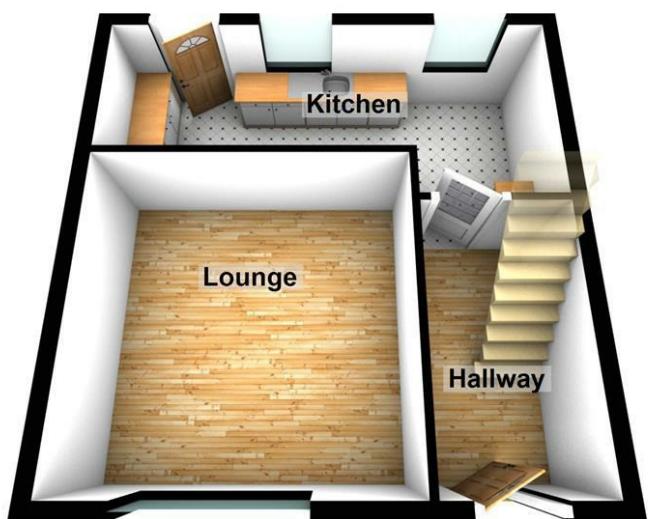
Flood Risks
At the time of marketing this information is correct.





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		85
(81-91) B		
(69-80) C	71	
(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	