

28 Diamond Street , Wallsend, NE28 8RX

- ** PEDESTRIANISED STREET ** FREEHOLD ** THREE BEDROOMS ** GREAT FIRST-TIME BUY **
- ** CLOSE TO LOCAL AMENITIES ** LOW MAINTENANCE GARDEN TO FRONT**PRIVATE YARD TO REAR**
- ** WALLSEND METRO STATION 0.4 mile ** WESTERN COMMUNITY PRIMARY SCHOOL 0.2 Miles **
- ** RICHARDSON DEES PRIMARY SCHOOL 0.07 MILES AWAY ** COUNCIL TAX BAND A **
- ** ENERGY RATING TBC ** FREEHOLD **

Offers Over £140,000



- Three Bedrooms
- Close To Local Amenities

- Energy Rating TBC

Entrance Lobby

Composite entrance door, tiling to floor, door leading into the lounge.

Lounge

18'0" x 14'9" (5.49 x 4.52)

Double glazed window, feature fireplace, radiator.

Kitchen

18'0" x 8'9" (5.49 x 2.68)

Fitted with wall and base units with work surfaces over, single drainer sink unit. Double glazed window, stairs to the first floor landing, external door leading to the rear yard.

Bedroom 1

14'9" x 9'8" (4.52 x 2.96)

Double glazed window, radiator.

Bedroom 2

14'6" x 7'8" (4.44 x 2.34)

Double glazed window, radiator.

Bedroom 3

8'10" max x 8'0" l shaped (2.70 max x 2.44 l shaped)

Double glazed window, radiator.

Bathroom

8'8" x 5'7" (2.66 x 1.72)

Comprising; bath with overhead shower , WC and wash hand basin

- Great First Buy
- Metro Station Within Walking Distance

• Freehold with built-under storage. Double glazed window, tiling to walls and ladder style radiator.

External

There is a garden to the front which has artificial turf and a private yard to the rear which has a shed for storage.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-Logo-2012

Section 1 Title

Good outdoor and in-home

O2-Logo

Section 2 Title

Good outdoor and in-home

Three-UK-logo

Section 3 Title

- Garden & Private Rear Yard
- Council Tax Band A

Good outdoor

Vodafone_Logo

Section 4 Title

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:

Traditional - Non Standard Construction.

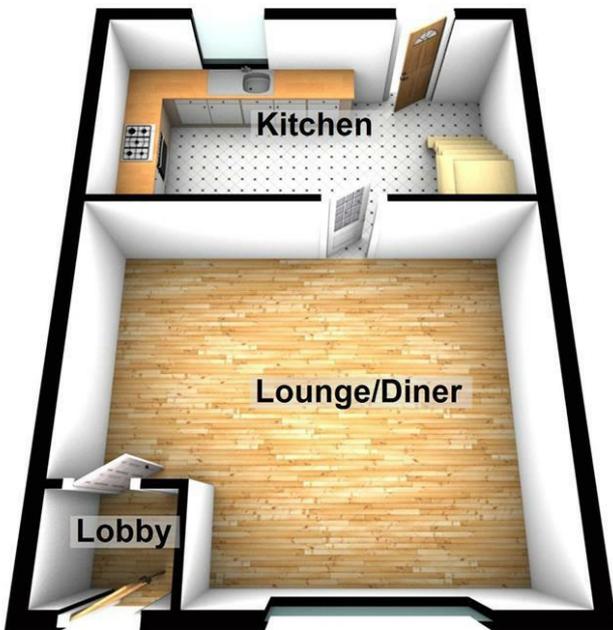
This information must be confirmed via your surveyor and legal representative.





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 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			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	