



174 Churchill Street  
Howdon, Wallsend, NE28 7TQ

\*\* CHAIN FREE \*\* GREAT FIRST BUY OR INVESTMENT \*\* TWO BEDROOM SEMI DETACHED HOUSE \*\*

\*\*GARDENS, FRONT, SIDE AND REAR \*\* UTILITY ROOM \*\* ENERGY RATING D \*\* FREEHOLD \*\*

\*\* RENTAL POTENTIAL £875 PCM \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND MAJOR ROAD LINKS

\*\* COUNCIL TAX BAND A \*\*

Offers Over £115,000



- Chain Free
- Great First Buy or Investment
- Council Tax Band A
- Two Bedroom Semi-Detached House
- Close to Local Amenities, Transport Links and Schools
- Gardens, Front/Side/Rear
- Utility Room

#### Entrance

Double glazed door into the hall. Staircase leading to the first floor landing, radiator, double glazed window to the side elevation.

#### Lounge

11'0" x 15'1" (3.35 x 4.61)  
Double glazed window, radiator.  
Access into the kitchen.

#### Kitchen

8'11" x 13'10" max (2.72 x 4.24 max)  
Fitted with range of wall and floor units with countertops, built in electric hob, oven and extractor hood, sink, storage cupboard, double glazed window, radiator.  
Access into the utility area.

#### Utility Area

5'5" x 5'9" (1.66 x 1.75)  
Access into the private rear garden, boiler, work surfaces, plumbed for washing machine, recessed storage area.

#### First Floor Landing

Storage cupboard, access into the bedrooms and shower room.  
Double glazed window to the side elevation. Access into the loft, which has ladder access, boarded and electric.

#### Bedroom One

9'2" x 16'1" max (2.81 x 4.91 max)  
Two double glazed windows to the front elevation, radiator, built in wardrobes to one wall, storage cupboard.

#### Bedroom Two

10'11" x 9'2" (3.34 x 2.79)  
Double glazed window, radiator and a built in wardrobes.

#### Shower Room

6'10" x 5'6" (2.08 x 1.67)  
Shower cubicle, WC and a wash hand basin set within vanity unit.  
Double glazed window.

#### External

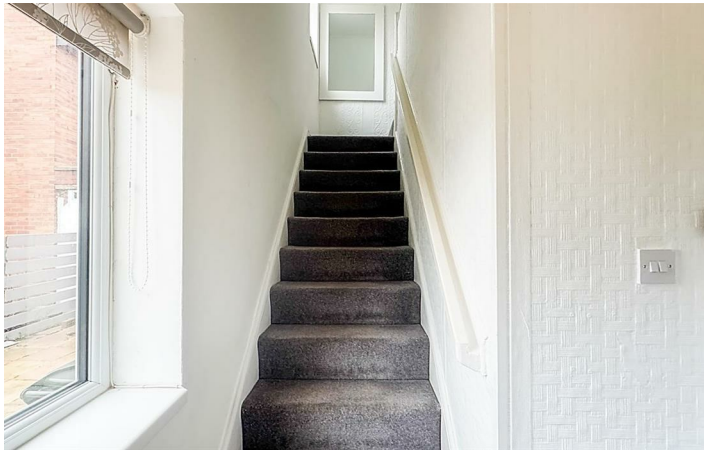
Set back from the road, has low maintenance gardens to the three sides.

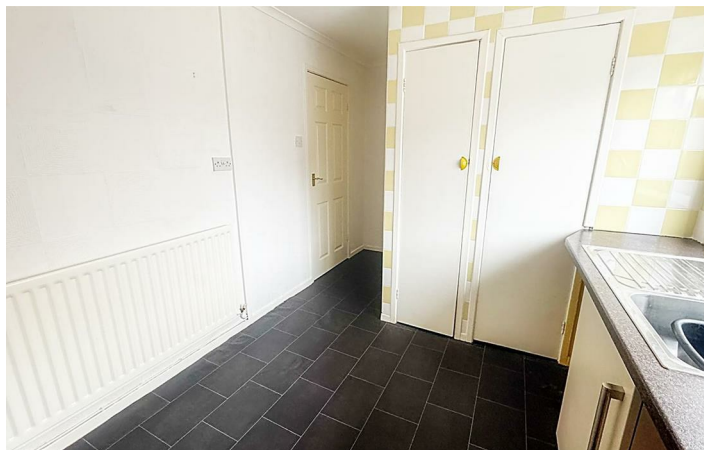
#### Broadband and Mobile

At the time of marketing this information is correct.  
Broadband: Highest available  
Speeds: Download: 1800 Mbps  
Upload: 220 Mbps  
Mobile: Indoor EE>Likely Three>Likely 02>Limited Vodafone>Likely Outdoor EE>Likely Three>Likely 02>Likely Vodafone>Likely

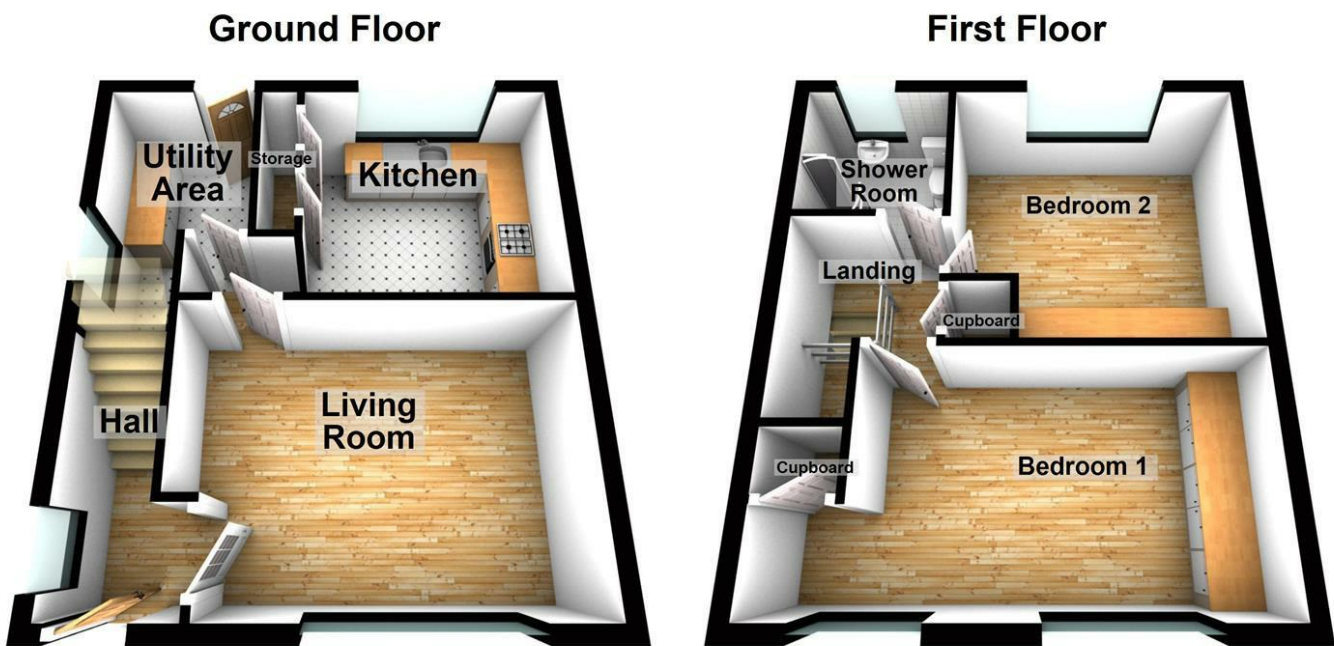
#### Flood Risks

• Energy Rating D  
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) A		
(81-91) B		
(69-80) C		
(55-68) D	63	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	