

## 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



1

D

- Chain Free

- Great First Buy or Investment

• Council Tax Band A  
**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) **Shower Room**

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.

- Two Bedroom Semi-Detached House

- Close to Local Amenities, Transport Links and Schools

• Freehold  
**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.

- Gardens, Front/Side/Rear

- Utility Room

• 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

**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

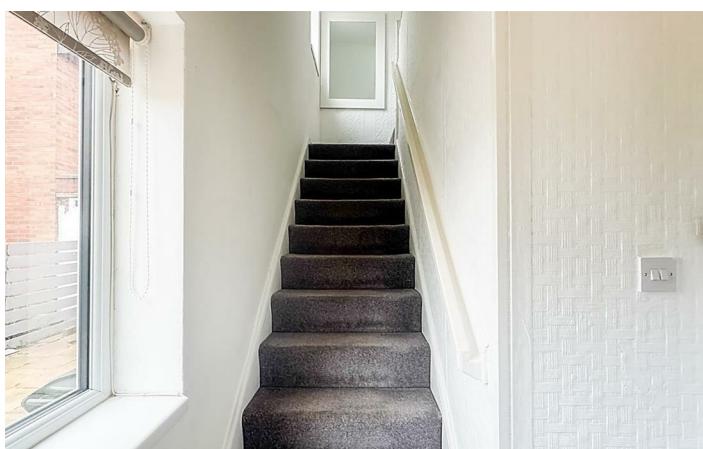
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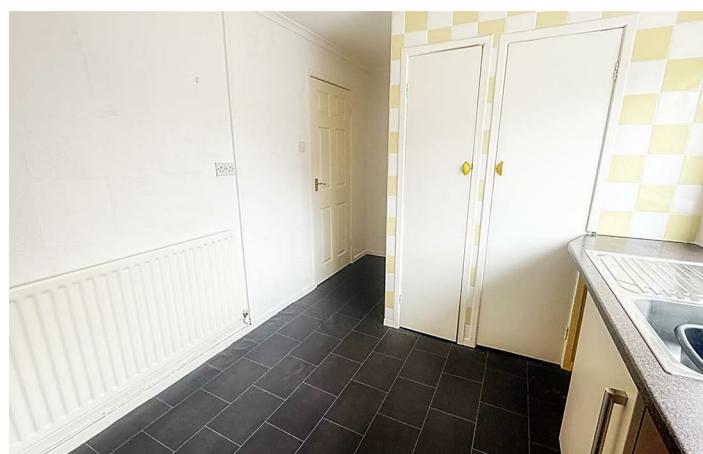
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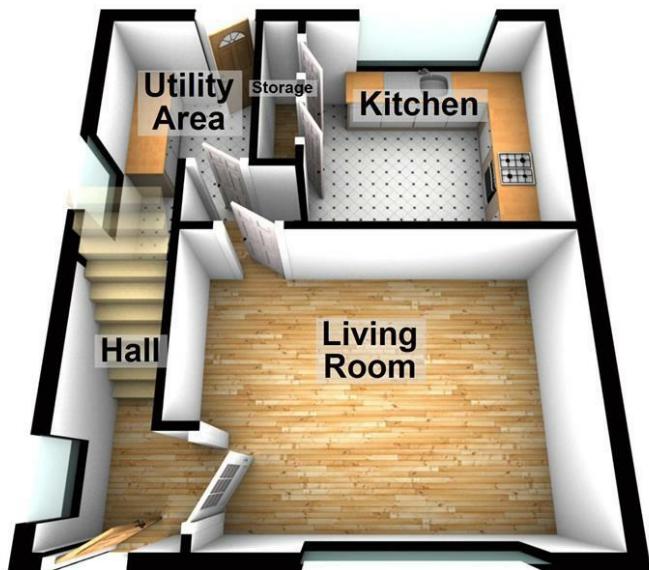
**Flood Risks**



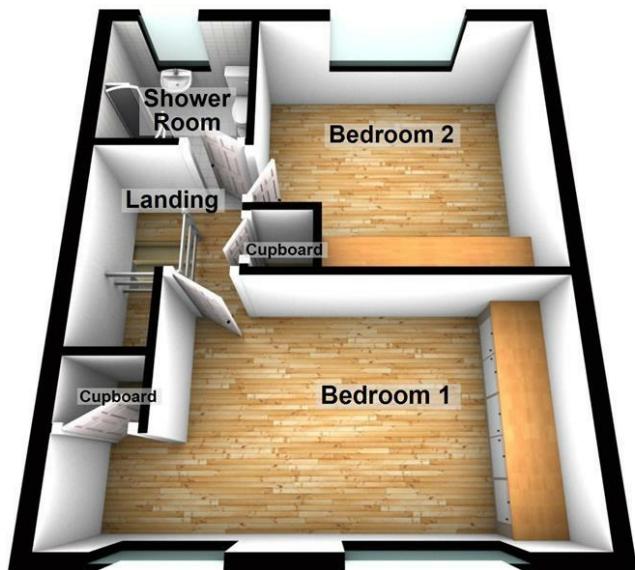


## Floor Plan

**Ground Floor**



**First Floor**



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