



10 Westmorland Avenue Willington Quay, Wallsend, NE28 6SN

** 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. **

** TWO BEDROOM MID TERRACE HOUSE ** NICELY SITUATED ON A PEDESTRIANISED STREET **

** TWO RECEPTION ROOMS ** IDEAL FIRST TIME BUY OR BUY TO LET INVESTMENT **

** PRIVATE YARD TO REAR ** EXCELLENT ROAD LINKS ** CHAIN FREE ** COUNCIL TAX BAND A **

** FREEHOLD ** ENERGY RATING D **

Offers Over £99,950



• Two Bedroom Mid Terrace House

- Private Yard To Rear
- Council Tax Band A

Entrance Lobby

Upvc entrance door, half glazed inner door leading into the hallway.

Hallway

Stairs to the first floor landing, radiator.

Lounge

11'10" + bay x 11'7" (3.62 + bay x 3.54)

Double glazed bay window, fireplace with inset fire, coving and rose to ceiling, laminate flooring, radiator.

Dining Room

12'11" x 11'5" (3.95 x 3.49)

Double glazed windows, laminate flooring, storage cupboards, radiator.

Kitchen

7'5" x 6'10" (2.28 x 2.09)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, external door to the rear yard.

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'11" x 12'5" (4.57 x 3.79)

Double glazed window, radiator,

• Two Reception Rooms

• Ideal First Time Buy

• Freehold

access to walk-in wardrobe which leads to bedroom two.

Walk-in Wardrobe

6'2" x 2'11" (1.90 x 0.90)

Hanging rails, accessible from both bedrooms.

Bedroom 2

11'5" x 7'6" (3.50 x 2.30)

Double glazed window, radiator,

access to walk-in wardrobe which leads to bedroom one.

Bathroom

8'2" x 7'0" (2.50 x 2.14)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, storage cupboard, radiator.

External

There is a private yard to the rear.

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>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Likely Three -

• Pedestrianised Street

• Chain Free

• Energy Rating D

Limited 02 - Likhly Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Likhly Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

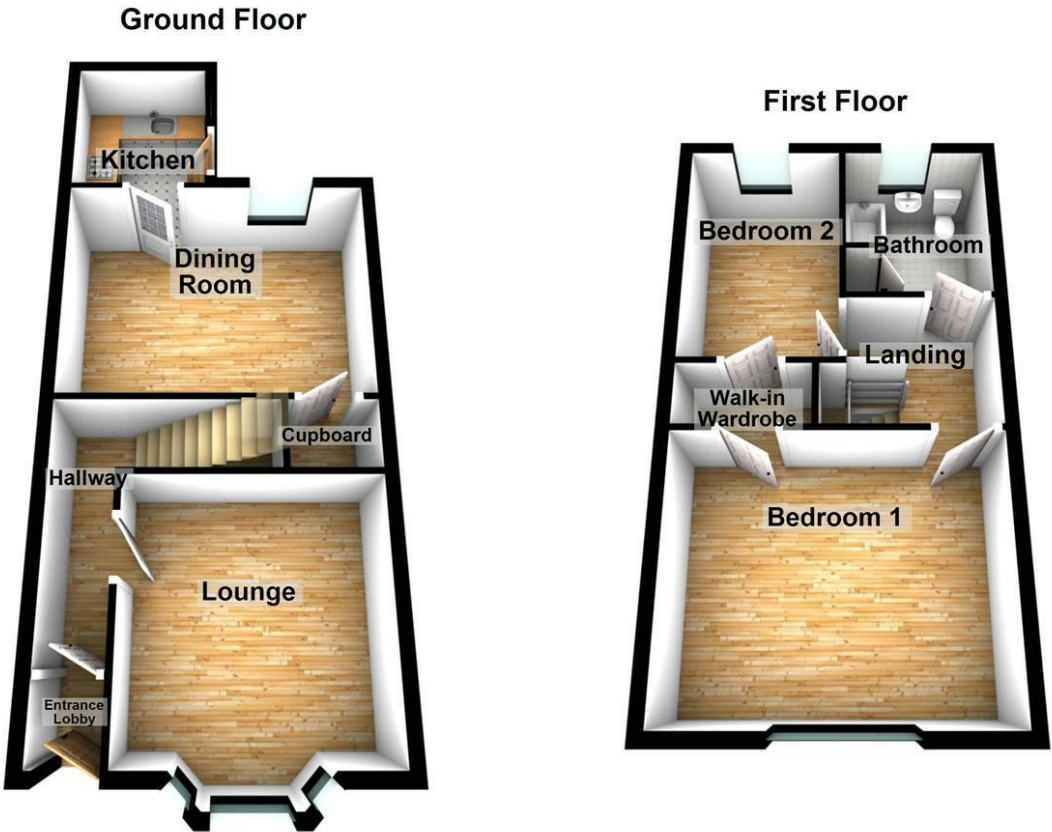
Traditional

This information must be confirmed via our surveyor.





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		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC