

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Richardson Street

Wallsend, NE28 7PS

Asking Price £75,000



\*\*\*Notice Of Offer

Property Address: 31&33 Richardson Street, Wallsend.

We advise that an offer has been made for the above property in the sum of £95,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Hunters North Shields, Cobalt Business Exchange, NE28 9NZ.  
Agents Telephone Number:####

**EXTERNAL - Front**  
Pair of front doors opening to pavement of Richardson Street.  
Currently shuttered.

**LOWER - Hallway**  
Hallway providing access to; Bedroom One and Lounge.

**LOWER - Bedroom 10'5" x 15'1" (3.2 x 4.6)**  
Bedroom with pair of windows facing front.

**LOWER - Living Room 10'9" x 12'9" (3.3 x 3.90)**  
Living Room with window to the rear yard, leading to the:

**LOWER - Kitchen 7'2" x 9'10" (2.2 x 3.0)**  
Galley-style Kitchen with door to rear yard and leading to:

**LOWER - Bathroom 5'2" x 6'10" (1.60 x 2.10)**  
Bathroom to rear of property with; Shower over Bath, Basin and Toilet.

**UPPER - Stairs Up**  
From Richardson Street entrance, leading up to:

**UPPER - Landing**  
L-Shaped landing providing access to; Bedroom One, Bedroom Two and Lounge.

**UPPER - Bedroom One 7'6" x 9'2" (2.3 x 2.80)**  
Double Bedroom to the front of the property with double windows to the front aspect.

**UPPER - Bedroom Two 9'10" x 15'1" (3.0 x 4.6)**  
Second Bedroom to the front of the property, with laminate flooring and window to front aspect.

**UPPER - Living Room 12'1" x 13'1" (3.7 x 4.0)**  
Living Room to rear of the property, leading to:

**UPPER - Kitchen 7'2" x 9'10" (2.2 x 3.0)**  
Galley-style kitchen leading to:

**UPPER - Bathroom 5'6" x 6'10" (1.7 x 2.10)**  
Bathroom with basin, toilet and shower over bath.

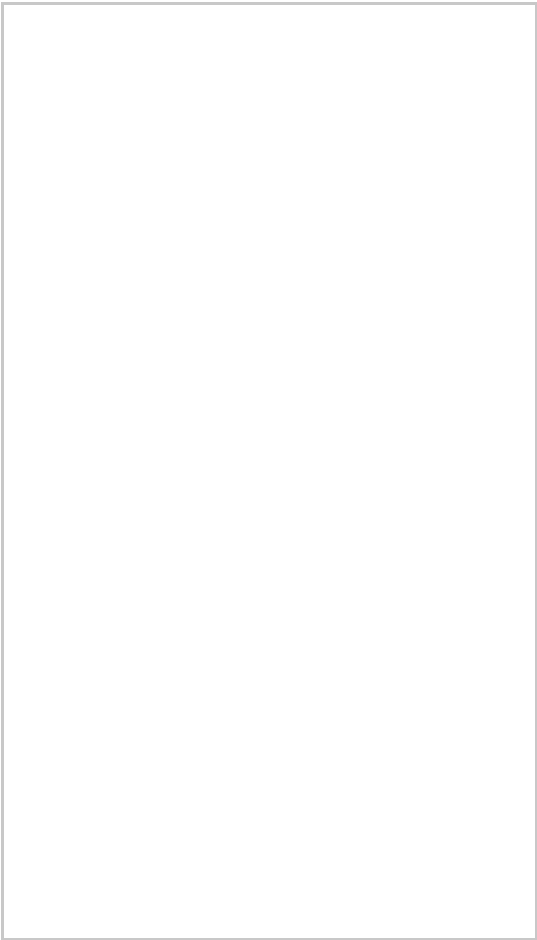
**EXTERNAL -**  
Shared yard to the rear of both properties, with lane access.

**NOTICE**  
Please note, all measurements are offered as a guide only, and Hunters recommend that any person looking to proceed with this property seek their own measurements.

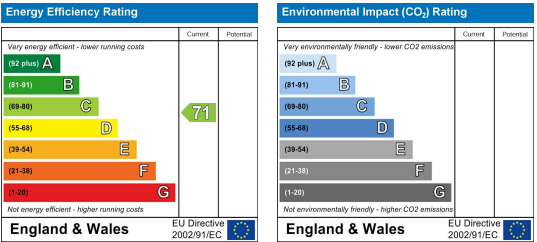
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.