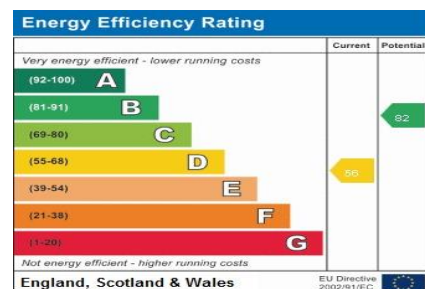




Laurel Street Wallsend

- House (End Terrace)
- Modern Kitchen with Appliances
- Downstairs Bathroom
- Central Location
- Close to Metro
- No Onward Chain

Asking Price **£ 60,000**



0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

ROOK
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www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

Laurel Street Wallsend

Centrally located and convenient for Metro, town centre and most local amenities. This spacious house is offered for sale with no onward chain and is located on the end of terrace. Excellent sized lounge with feature turned staircase up to the first floor, modern kitchen with appliances, (not tested), downstairs bathroom, large first floor double bedroom. Gas radiator central heating system, double glazing. Excellent investment or first, time purchase.

Double Glazed Entrance Door to:

LOUNGE: (front): 15'3 x 13'9, (4.65m x 4.19m), maximum measurements, excellent sized front lounge with turned feature staircase up to the first floor, radiator, feature fireplace, (not tested), recessed under-stair cupboard, double glazed window, through to:

KITCHEN: 8'5 x 6'6, (2.57m x 1.98m), modern kitchen incorporating a range of base, wall and drawer units, fitted worktops, single drainer sink unit with mixer taps, integrated electric oven, gas hob, (both not tested), cooker hood, double glazed window, tiled floor, tiled splashbacks

DOWNSTAIRS BATHROOM: comprising of bath, pedestal washbasin, low level w.c., radiator

FIRST FLOOR BEDROOM ONE: (front): 14'2 x 13'3, (4.32m x 4.04m), three double glazed windows, radiator, maximum measurements

Agents Note: This Property Is Sold as Seen

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS/GAS

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

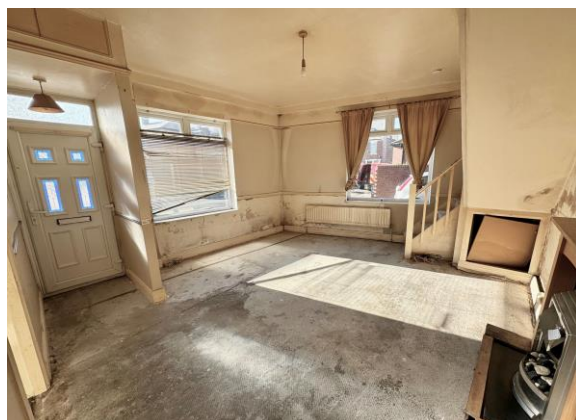
Leasehold: 99 years from 1992 67 years remaining.

Rent £50

COUNCIL TAX BAND: A

EPC RATING: D

WB2274.AI.DB.05.02.2024.V.1



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

