



Wallace Street Spital Tongues

- 2 Bedroom Mid link House
- Private rear garden
- Allocated Parking Bay
- Leasehold - 125 years (less 10 days) from 25 March 1986
- Ground rent - £25 (subject to review)
- Council Tax Band B/ EPC to be confirmed

£ 175,000



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Wallace Street

Spital Tongues

Welcome to this charming 2-bedroom terraced property that is currently up for grabs! With its cosy interior and warm welcoming vibes, this home is perfect for anyone looking to make a comfortable and delightful space their own.

On entering the property, you'll find a living/dining room that is designed to be the heart of the house. It's a great space for relaxing after a hard day's work or for hosting those fun-filled gatherings with friends and family. The kitchen is just adjacent, offering a practical and efficient space to prepare your favourite meals. It has everything you need to channel your inner chef and create culinary delights.

The first floor of the house boasts two bedrooms. These rooms offer a blank canvas for you to create your own personal sanctuary. The property also features a bathroom that combines functionality and style, ensuring your routines are always carried out with ease.

One of the major perks of this lovely home is its location. The property benefits from excellent public transport links, RVI, dental hospital and Newcastle University, making commuting a breeze. So, if you're looking for a home that combines comfort with convenience, this property could be the one for you.

In conclusion, this 2-bedroom terraced property is not just a house; it's a home with potential to create wonderful memories. Don't miss this opportunity to make it your own!

ENTRANCE PORCH

Entrance door.

LOUNGE/DINING ROOM – 17'5 max x 11'9 max (5.31m max x 3.58m max)

Double glazed window to the front, stairs to first floor, coving to ceiling, two radiators.

KITCHEN – 11'8 x 8'8 (3.56 x 2.64)

Fitted with a range of wall and base units, single drainer sink unit, extractor hood, gas cooker point, space for auto washer, part tiled walls, wall mounted central heating boiler, double glazed window to the rear, double glazed door to the rear.

BEDROOM 1 – 11'0 x 11'9 (3.35m x 3.58m)

Double glazed window to the front.

BEDROOM 2 – 11'9 x 8'3 (3.58m x 2.52m)

Double glazed window to the rear, radiator.

BATHROOM/W.C

White 3 piece suite comprising; panelled bath with mains fed shower over, pedestal wash hand basin, low level w.c, heated towel rail, built in cupboard.

EXTERNAL

Read garden, allocated parking space to the rear of the property.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: GAS CENTRAL HEATING

Broadband: NONE CURRENTLY INSTALLED

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING BAY

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. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

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COUNCIL TAX BAND: B

EPC RATING: TBC

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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.

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