

West Street Wallsend

Welcome to this charming, semi-detached house, brimming with character and ready to welcome its new owners. Situated within a sought-after desirable location, you are welcomed by a beautiful spacious hallway, comfortable living room with attractive fire place, modern flooring and tastefully decorated it's just perfect for family time or relaxing at the end of a long day. The well, appointed kitchen is ready to inspire the inner chef in you and accommodate family meals or entertaining guests, a stylish contemporary range of units with integrated electric oven and hob, space for fridge/freezer, dishwasher and plumbed for washing machine, beautiful herringbone style flooring. The dining room can be utilised as an additional bedroom if desired, with double-glazed French doors opening into the rear garden, a separate utility/study room with access to the garage. To the first floor there are three good sized bedrooms, offering a peaceful retreat, the main bedroom benefits from a fitted wardrobe with sliding mirror doors, providing ample storage and hanging space. The family bathroom is well maintained, offering a practical and comfortable space to start and end your day, comprising of a stylish, bath with overhead shower, vanity unit, low level w.c. Externally there is a front garden, with driveway and access to the garage, to the rear there is an enclosed good, sized garden with shed. The house is rated 'C' for energy performance balancing comfort and sustainability. For those with children, the proximity to outstanding schools will be a significant advantage, ensuring the little ones have access to excellent education. With council tax in band 'A' this property is an affordable choice for first time buyers, or families looking for their forever home. The property also benefits from good transport links making daily commutes a breeze.

£200,000









West Street Wallsend

ENTRANCE DOOR to:

HALLWAY: staircase to first floor landing

LOUNGE: 12'0 max x 12'0 max (3.66m x 3.66m)

DINING ROOM: 8'0 max x 8'10 max (2.44m x

2.69)

KITCHEN: 9'0 max x 11'10 max (2.74m x 3.61m)

UTILITY/STUDY: 7'10 max x 8'0 max (2.39m x

2.44m)

BATHROOM: 5'0 max 7'0 max (1.52m x 2.13m)

BEDROOM ONE: 8'0 plus into wardrobes &

recess x 12'0 (2.44m x 3.66m)

BEDROOM TWO: 12'0 max x 9'0 max (3.66m x

2.74m)

BEDROOM THREE: 9'0 max x 8'11 max (2.74m x

2.72m)

GARAGE: access from utility/study: 14'0 max x

8'0 max (4.27m x 2.44m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No Parking: Garage/Driveway/on street

MINING

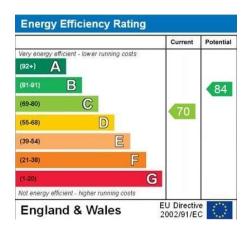
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A EPC RATING: C

WB2975.NF.DB.03.03.2025 V.2



















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