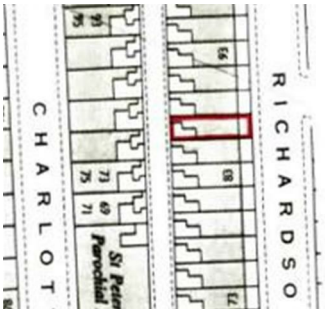
next2buy property retailers make the next step easy









87 Richardson Street

, Wallsend, NE28 7PR

• OFFERS OVER 165,000 • THREE BEDROOM MID TERRACE HOUSE • EN-SUITE TO MASTER BEDROOM • GREAT FIRST BUY •

• CLOSE TO THE CONSERVATION AREA THE GREEN & RICHARDSON DEES PARK • FREEHOLD •

• NEW BOILER FITTED AUGUST 2026 • WOOD BURNING STOVE FIRE • TWO RECEPTION ROOMS •

• PRIVATE WEST FACING YARD TO REAR • NEARBY SHOPS, SCHOOLS, BUS SERVICES & METRO •

• COUNCIL TAX BAND A • ENERGY RATING E •

Offers Over £165,000

3 2 2 E

- Three Bedroom Mid Terrace House
- New Boiler Fitted August 2026
- Freehold
- En-Suite To Master
- Private Yard To Rear
- Council Tax Band A
- Two Reception Rooms
- Close To Local Amenities
- Energy Rating E

Hallway
Double glazed entrance door, laminate flooring, radiator, stairs leading to first floor.

Dining Room
12'6" x 10'11" (3.82 x 3.32)
Double glazed window, coving and rose to ceiling, laminate flooring, fireplace, radiator, open plan to lounge.

Lounge
14'11" x 12'6" (4.54 x 3.81)
Wood burning stove fire, laminate flooring, coving to ceiling, double glazed door opening out to the rear courtyard, storage cupboard, radiator.

Kitchen
9'6" x 7'0" (2.89 x 2.14)
Fitted with a range of wall and base units with work surfaces over, integrated oven and induction hob with extractor hood over, sink unit. Double glazed window, radiator, part tiled walls.

Bathroom
6'11" x 6'5" (2.11 x 1.95)
Fitted with a three piece suite comprising; bath with shower over, WC and wash hand basin. Part tiled walls, tiling to floor, double glazed window, radiator.

First Floor Landing
Double glazed window, storage cupboard.

Bedroom 1
13'5" x 9'11" (4.09 x 3.01)
Double glazed window, radiator.

En-Suite
9'1" x 3'3" (2.78 x 0.99)
Comprising; shower cubicle, WC and wash hand basin. Tiling to walls and floor, radiator.

Bedroom 2
9'3" x 9'2" (2.83 x 2.79)
Double glazed window, radiator.

Bedroom 3
10'8" x 5'9" (3.25 x 1.76)
Double glazed window, radiator.

External
Externally there is a small town garden to the front and a private yard to the rear which has a westerly aspect.

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

EE-Good outdoor and in-home
O2-Good outdoor
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor

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

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



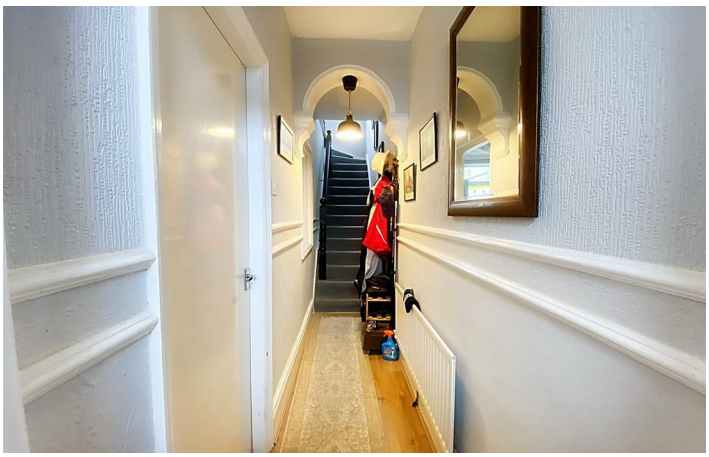


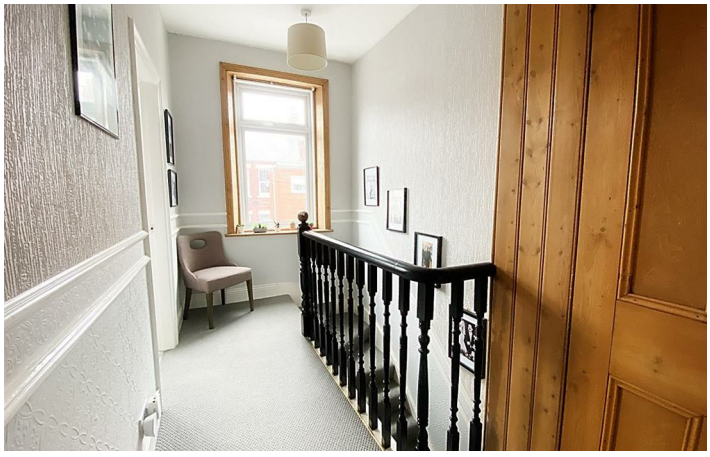


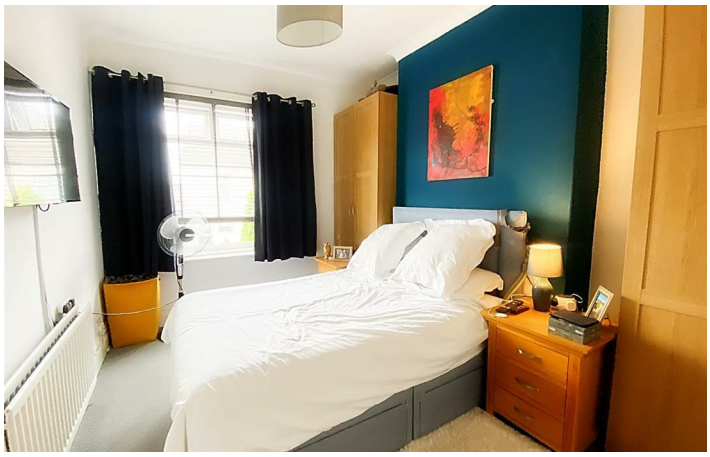


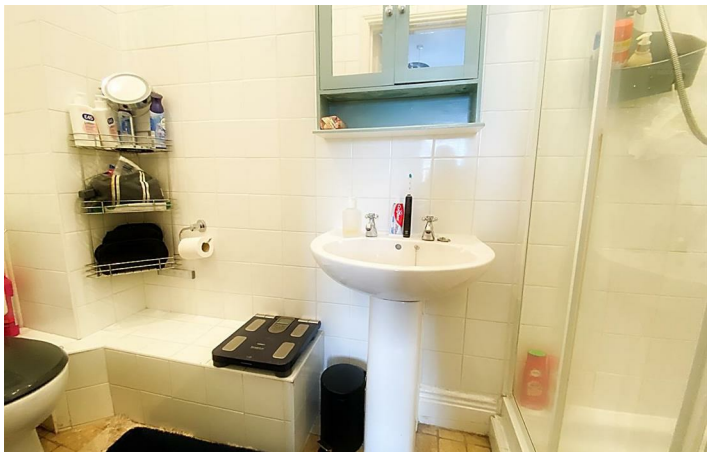


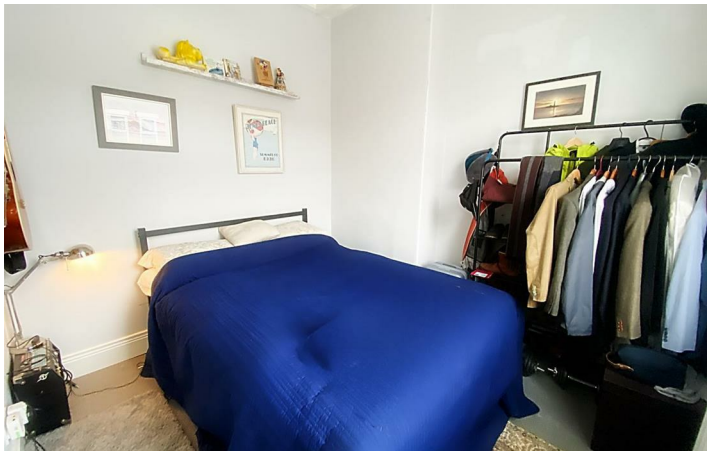


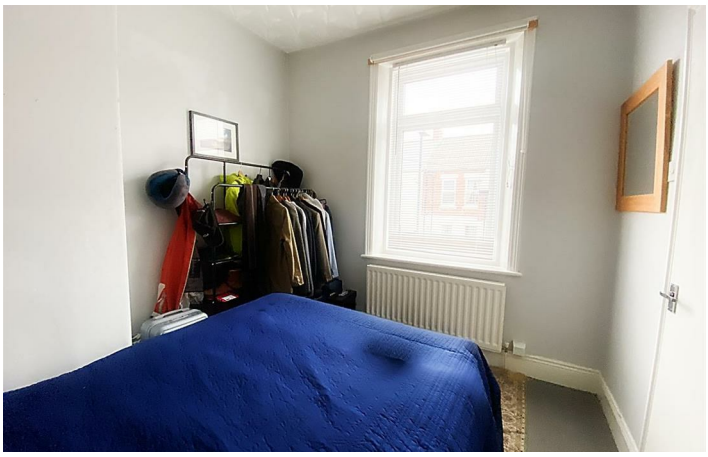


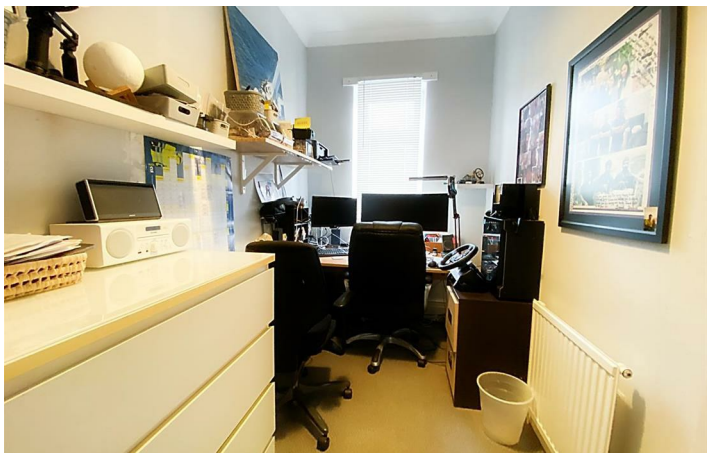






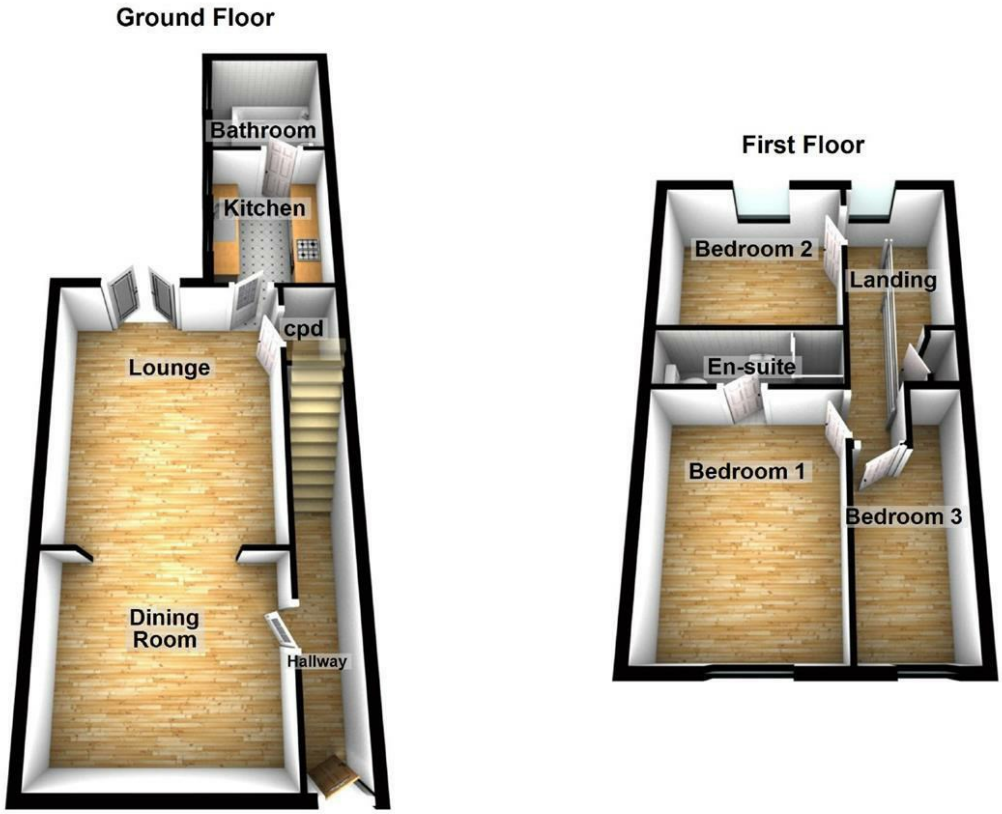




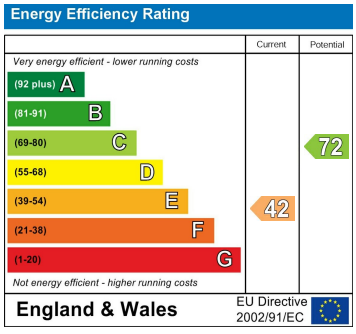




Floor Plan



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