



19 Holderness Road

Howdon, Wallsend, NE28 0DB

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

- CASH BUYERS ONLY • INVESTMENT OPPORTUNITY • THREE BEDROOM SEMI DETACHED HOUSE • UPDATING IS REQUIRED •
- GENEROUS CORNER PLOT WITH GARDENS TO THREE SIDES • WALKING DISTANCE TO METRO •
- NEARBY SHOPS & SCHOOLS • ROAD LINKS TO THE A19 & TYNE TUNNEL • GARAGE & PARKING •
- CHAIN FREE • COUNCIL TAX BAND B • FREEHOLD • ENERGY RATING D •

Offers Over £110,000



- Three Bedroom Semi Detached House
- Updating Required - Investment Opportunity
- Garage & Off Street Parking

- Gardens To Three Sides

- Council Tax Band B

- Close To Local Amenities

- Freehold

- Chain Free

- Energy Rating D

Entrance Lobby

Bedroom 2

Double glazed entrance door, stairs to the first floor landing, radiator.

9'10" x 8'0" (3.01 x 2.44)
Double glazed window, radiator.

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

Lounge/ Dining Room

Bedroom 3

12'11" + bay x 12'4" + 7'7" x 7'7"
(3.95 + bay x 3.78 + 2.32 x 2.33)

7'3" x 6'7" (2.23 x 2.03)
Double glazed window, radiator.

Double glazed bay window, fireplace with inset fire, radiator.

Garage

19'9" x 9'0" (6.02 x 2.76)
Power points and lighting.

CONSTRUCTION:

Traditional

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

Breakfasting Kitchen

15'2" x 8'0" + 8'6" x 7'8" (4.63 x 2.45 + 2.61 x 2.34)

Double glazed window, wall and base units with work surfaces over and sink unit, oven and hob, radiators and external door to the rear garden and access into the garage.

External

Externally there are gardens to the front, rear and side.

Bathroom

9'1" max x 8'0" max (2.77 max x 2.45 max)

Double glazed window, bath, shower cubicle WC and wash hand basin, radiator.

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, variable in-home

Landing

Double glazed window.

Bedroom 1

12'4" x 10'9" + bay (3.78 x 3.28 + bay)

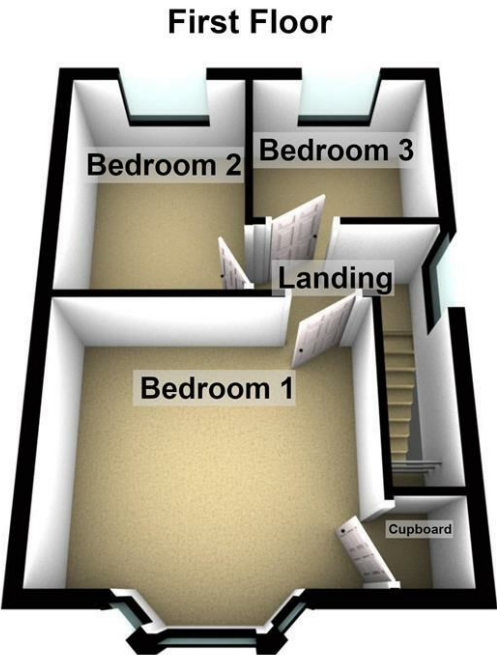
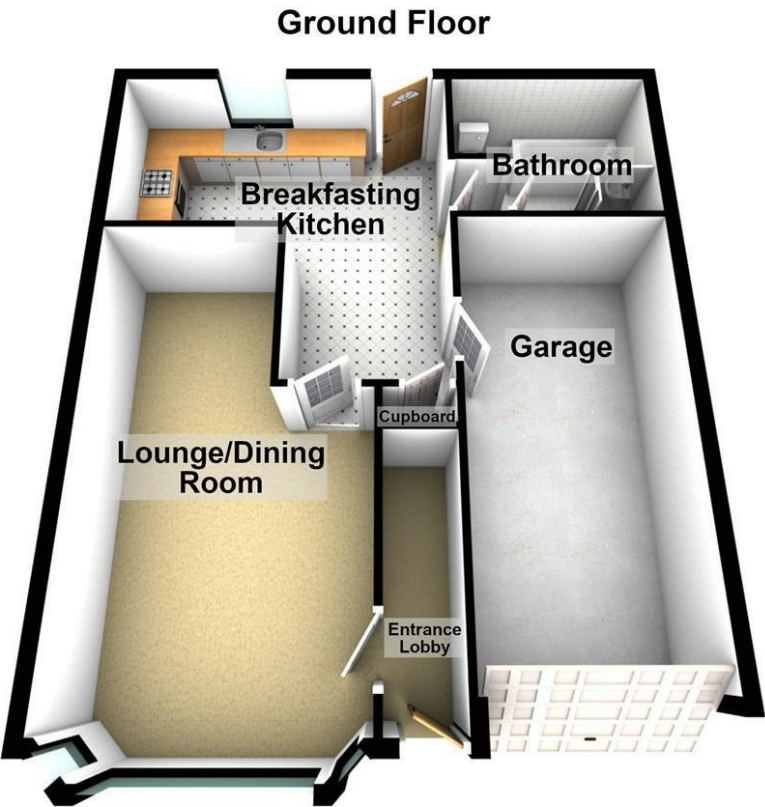
Double glazed bay window, fitted wardrobes, cupboard and radiator.

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





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	