



Harrison Road, Wallsend
Offers Over £220,000

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RICHARDSONS 



RICHARDSONS 

Harrison Road Wallsend, NE28 0NE

- BEAUTIFUL FAMILY HOME
- MODERN KITCHEN/DINER
- EXCELLENT CONDITION
- WELL-KEPT GARDEN
- THREE BEDROOMS
- CONSERVATORY TO GARDEN
- CUL-DE-SAC POSITION
- EPC RATING D



Offers Over £220,000



Richardsons are delighted to welcome to the market this charming 1930's semi-detached home. Boasting a spacious kitchen-diner, two large double bedrooms and a third single bedroom with access to the loft. Conveniently located for nearby transport links, this well positioned house is nestled within a quiet, well-kept cul-de-sac. One of the standout features of this home is its beautiful garden and patio, providing a tranquil outdoor space for relaxing or entertaining guests.

Immaculate condition, with beautiful oak flooring throughout the ground floor. The modern kitchen/diner is a highlight, offering a stylish and functional space for cooking and dining. There is also a convenient downstairs cloakroom with washbasin. Whether you're looking for a cosy family home for a growing family or a peaceful retreat, this property on Harrison Road ticks all the boxes. Don't miss the opportunity to make this house your perfect home.

Tenure: Freehold
Council tax band: B



Approximate measurements

Please note all measurements are approximate only and further measurements should be taken by the viewer if exact measurements are required.

Kitchen	14'10" x 22'10" (4.53 x 6.98)
Living Room	13'10" x 12'10" (4.22 x 3.93)
Sun Room	8'10" x 7'7" (2.70 x 2.33)
Bedroom One	12'2" x 11'0" (3.73 x 3.37)
Bedroom Two	11'4" x 11'1" (3.46 x 3.39)
Bedroom Three	7'4" x 7'9" (2.24 x 2.37)
Loft	11'10" x 13'1" (3.63 x 4.00)
DOWNSTAIRS WC	

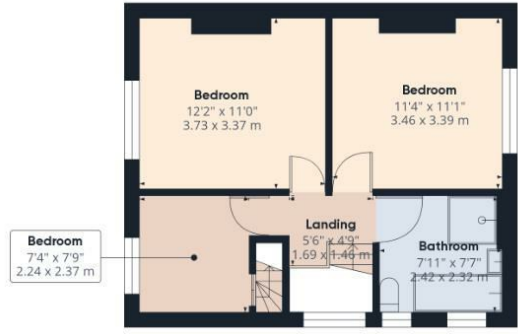




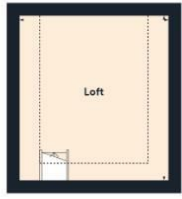
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Ground floor



Floor 1



Floor 2



Approximate total areaⁿ
 1159.81 ft²
 107.75 m²

Reduced headroom
 60.6 ft²
 5.63 m²

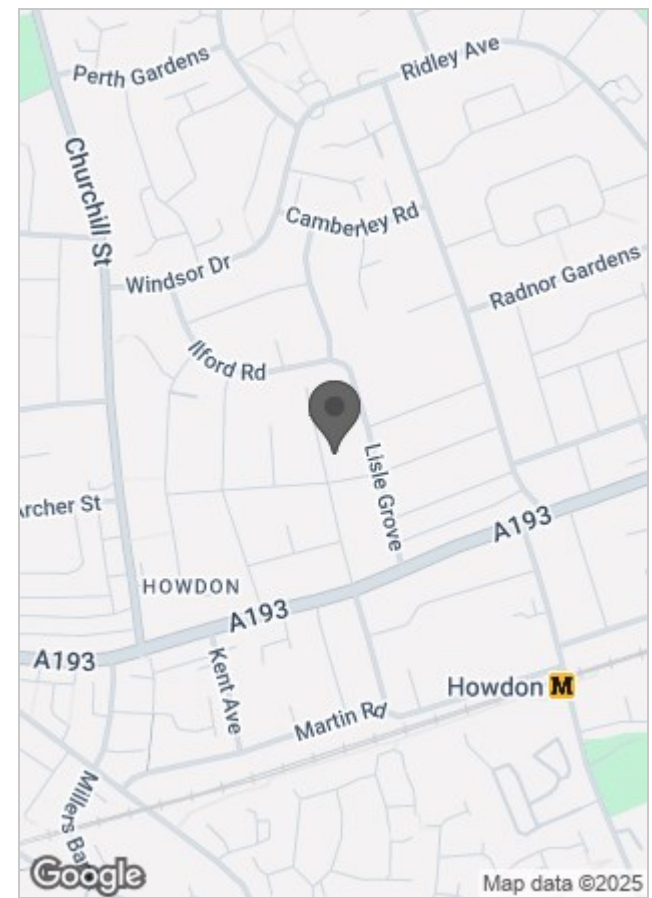
(1) Excluding balconies and terraces

Reduced headroom
 ----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

For further information or to arrange a viewing please contact our North Shields office on 01912903770

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.