



### 3 bed terraced house to buy in

Station Road, Wallsend, Tyne and Wear,  
NE28 6HD

**£120,000** Starting Bid

🏠 x3 🚗 x1 🚻 x2

Tenure

**Freehold**

On Street parking

### Property features

✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

A substantial Victorian terraced property offering generous living accommodation throughout, this three-bedroom home is ideal for buyers seeking a property with character, space and the opportunity to modernise to their own taste. Benefitting from high ceilings, spacious room proportions and traditional bay windows, the property retains the charm and scale typical of homes from this period whilst offering excellent potential for cosmetic improvement and personalisation.

The accommodation briefly comprises an entrance hallway leading to two spacious reception rooms, a fitted kitchen and a ground floor bathroom. To the first floor there are three bedrooms, including two generously sized double rooms and a further single bedroom which is still comfortably large enough to accommodate a small double bed or home office furniture. Externally the property benefits from a private rear yard with access to rear lane parking and additional on-street parking available behind the property.

The property is warmed via gas central heating radiators throughout and benefits from double glazing. Internally the home is presented with a mixture of carpets, neutral décor and patterned wallpaper finishes, offering a blank canvas for buyers wishing to update and modernise whilst retaining the property's original character and proportions.

### Location

Station Road is conveniently situated within Wallsend, offering excellent access to a wide range of local amenities, schools and transport links. An Asda supermarket is located directly opposite the property providing convenient day-to-day shopping facilities. Wallsend town centre offers further shops, cafés and services nearby.

The property is also ideally placed for commuters, being within close proximity to Wallsend Metro Station which provides regular services into Newcastle city centre and surrounding areas. There are also excellent road links via the A19 and Tyne Tunnel making travel across the region straightforward.

Overall, this is a spacious period property with fantastic potential, ideally suited to buyers looking for a character home they can modernise and place their own stamp upon.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street, Rear

Year built: 1895

Construction materials: Brick and block

Roofing type: Clay tiles, Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Rear of Property

To the rear is an enclosed private yard providing low maintenance outdoor space with access to the rear lane where parking is commonly available. Additional on-street parking is also available to the rear.



## Front of Property

The front of the property is of brick with traditional part tiled bay window with small well presented front yard



## Entrance Hallway

Accessed via the front door, the welcoming hallway provides access to the ground floor accommodation and staircase to the first floor.



## Lounge

A spacious principal reception room positioned to the front elevation with a large bay window allowing excellent natural light. The room offers ample space for two large sofas and additional living room furniture. Finished with carpet flooring and neutral decorative tones.



## Dining Room / Second Reception Room

A further generously proportioned reception room situated to the rear of the property, ideal as a dining room, second sitting room or family room. The room comfortably accommodates a large dining table and freestanding furniture. Finished with carpet flooring and feature wallpaper.



## Kitchen

Fitted with a range of base and wall mounted units with contrasting work surfaces and stainless steel sink unit. The kitchen provides good preparation space and direct access through to the bathroom and rear yard area. There remains excellent potential for further updating and redesign. The kitchen also has a recently installed Worcester Bosch boiler.



## Ground Floor Bathroom

Fitted with a white suite comprising panelled bath with shower screen and shower over, pedestal wash hand basin and low level WC. Finished with tiled walls and laminate style flooring.



## Bedroom 1

A substantial double bedroom located to the front elevation with bay window formation creating excellent floor space for a large double bed and additional wardrobes and bedroom furniture. High ceilings further enhance the sense of space.



## Bedroom 2

A further well-proportioned double bedroom overlooking the rear aspect, comfortably accommodating a large double bed alongside additional furnishings. Finished with neutral décor and carpet flooring.

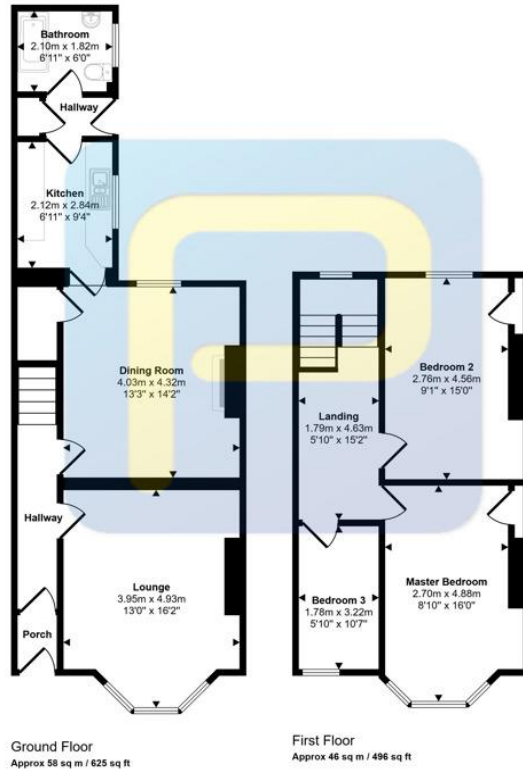


## Bedroom 3

A generous single bedroom which is still large enough to accommodate a small double bed, nursery furniture or a home office setup.



Approx Gross Internal Area  
104 sq m / 1121 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>		71	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Station Road, Wallsend, Tyne and Wear, NE28 6HD

Contact your local branch today for more information on this property:

**79 Victoria Road East, Thornton-Cleveleys, Lancashire, FY5 5BU, [www.sea.co.uk/index.php](http://www.sea.co.uk/index.php)**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

