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## **Rising Sun Cottages, Wallsend, Tyne and Wear**

### **£ 235,000**

A fantastic chance to purchase a spacious 3 bedroom terraced property at Rising Sun Cottages, Wallsend.

Upon entry to the property there is a hallway with stairs to the upper level, this is where the bedrooms and bathroom are. The lower level has separate living room and dining room with a kitchen to the rear with access to the large private yard.

Property comprises of gas central heating, upvc windows and doors and very recently a new roof. There is also a garage included in the property price

Internal photos to follow, viewing recommended, extensive work required.

Approx. -Newcastle City Centre ... 4 Mile, Whitley Bay ... 9 Mile,... 0.7 Mile, RVI Hospital ... 5 Mile.

Council Tax Band - B,

EPC Rating - C - Full details upon request

## Rising Sun Cottages, Wallsend, Tyne and Wear

### REAR VIEW

Large rear yard with access from the lane and x2 outhouse buildings which have had a new felt roof fitted.



### EPC

EPC Rating C full report on request

### Energy performance certificate (EPC)

<b>Certificate contents</b> <ul style="list-style-type: none"><li>Rules on letting this property</li><li>Energy rating and score</li><li>Breakdown of property's energy performance</li><li>How this affects your energy bills</li><li>Impact on the environment</li><li>Steps you could take to save energy</li><li>Who to contact about this certificate</li><li>Other certificates for this property</li></ul>	<b>27 Rising Sun Cottages WALLSEND NE28 9JW</b> <div>Energy rating <b>C</b></div> <div>Valid until <b>27 May 2035</b></div> <div>Certificate number <b>2111-1511-2110-9891-4187</b></div>				
<b>Share this certificate</b>	<table><tr><td>Property type</td><td>Mid terrace house</td></tr><tr><td>Total floor area</td><td>108 square metres</td></tr></table>	Property type	Mid terrace house	Total floor area	108 square metres
Property type	Mid terrace house				
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### Garage

There is a large garage across the lane from the rear yard and a grassed area.



### Tenure

The property is Freehold

### AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.

