

# MOVING HOMES

SALES & LETTINGS



£130,000

# Priors Way, Wallsend

## £130,000

Moving homes welcomes to the market for sale, this modern two-bedroom semi-detached home situated on Priors Way in the Rosehill area of Wallsend. With local shops, schools and leisure amenities within the surrounding area and accessible for both public transport and major road links to reach further afield as well as Wallsend town centre only a short distance away. This property will appeal to the first-time buyer and family alike.

Briefly comprising of: - entrance lobby leading to open plan living room, with bow window overlooking the front driveway, stairs leading to first floor and following through into the kitchen diner which has a wide range of mid oak effect units, complementing work tops, gas hob, under bench oven, tiled splash back and plumbed for washing machine. To the first floor there are two double bedrooms, one to the front of the property with storage and one to the rear. The family bathroom boasts, bath with shower over, hand wash basin and wc. Externally there is off street parking for two cars and side access to low maintenance private rear garden.

EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/8780-7125-0110-7779-9226>

Council Tax Band A £1,408.23 pa

Tenure - The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

This property commands an internal inspection to appreciate what it has to offer.

To secure a viewing in the first instance please contact Moving Homes on 0191-2964600 or visit our website [movinghomesuk.com](http://movinghomesuk.com).

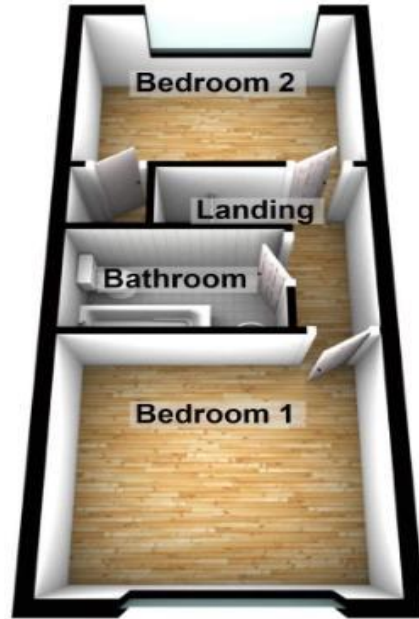
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



### Ground Floor



### First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



Tel: 0191 2964600 E: [info@movinghomesuk.com](mailto:info@movinghomesuk.com) [www.movinghomesuk.com](http://www.movinghomesuk.com)  
2A Hawkeys Lane North Shields Tyne & Wear NE29 0JF