



**Union Street  
Wallsend  
Tyne and Wear  
NE28 6BW**

**Offers in Excess of £90,000**

**bettermove**

# Union Street Wallsend

Bettermove are proud to present this 2 bedroom terraced house in Wallsend available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has ample on street parking nearby. The council tax band is A.

The interior of this well presented property comprises a spacious living room, fitted kitchen and bathroom on the ground floor. The first floor consists of the main bedroom and the family bathroom, which was converted from a bedroom. The exterior boasts a private rear yard and front garden, perfect for enjoying the summer months.

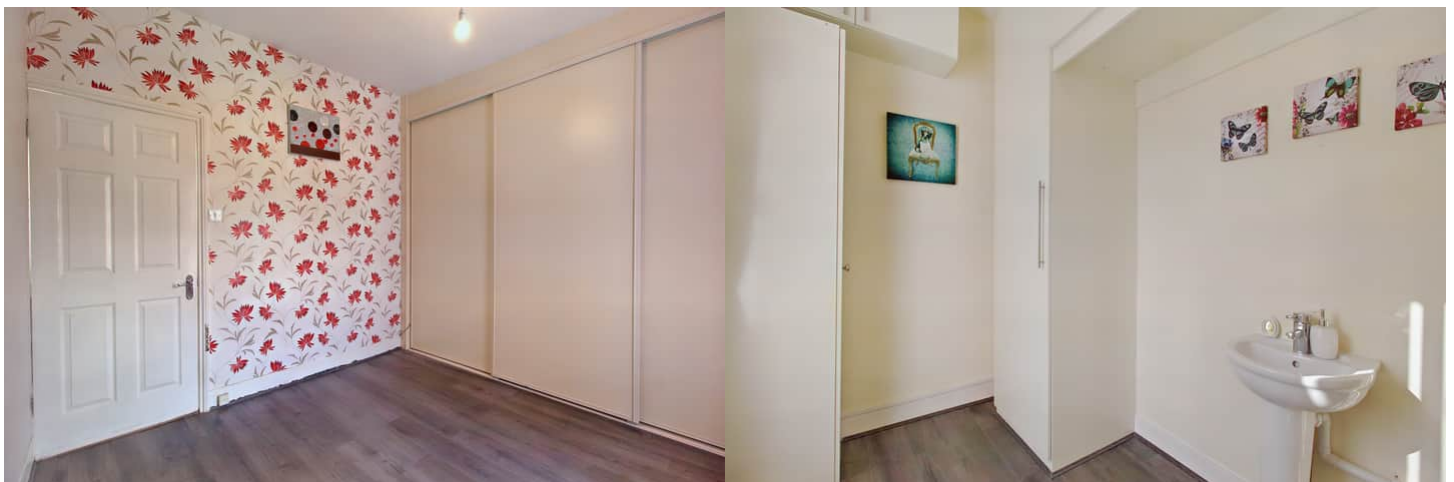
Located in the popular town of Wallsend, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A19, the A1(M) and many local buses providing useful links to nearby areas.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

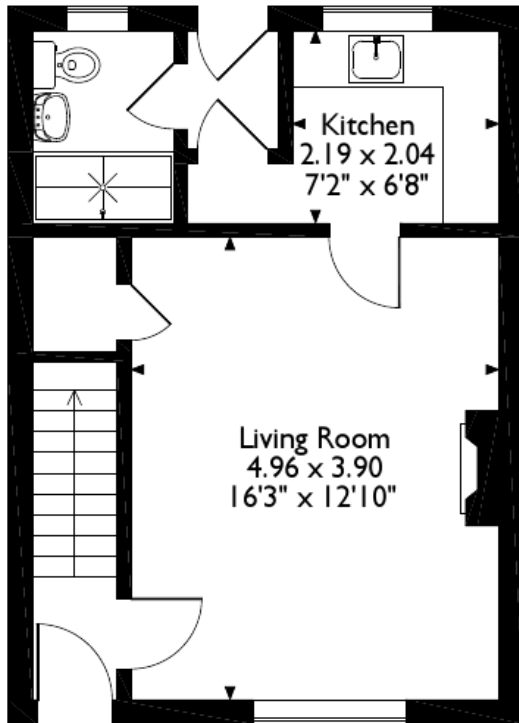
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

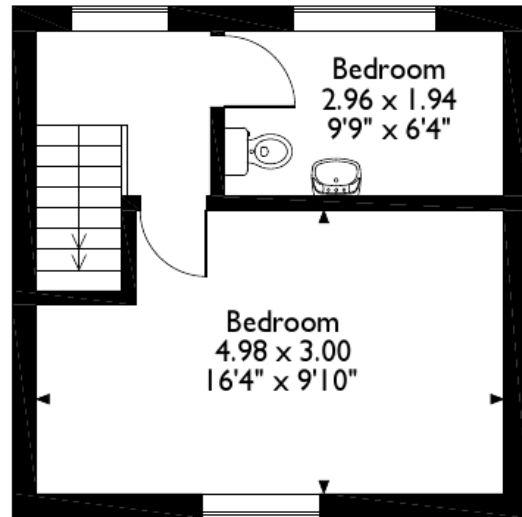
The exclusivity fee is returned to you upon successful completion of the property.



Union Street, Wallsend, Tyne and Wear  
 Approximate Gross Internal Area  
 60 Sq M/646 Sq Ft



**Ground Floor**



**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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