



Armstrong Road, Wallsend, NE28 6NA

£195,000

A beautifully presented three-bedroom end-terrace home situated on the ever-popular Armstrong Road, Wallsend, combining charming period features with stylish modern finishes throughout. The accommodation is well maintained and ready to move into, offering two spacious reception rooms to the ground floor. Both rooms benefit from attractive feature fireplaces and large bay or sash-style windows that flood the interiors with natural light. Tasteful décor, high ceilings, decorative lighting and panelled feature walls enhance the property's character while creating a warm and contemporary living environment. To the rear, the modern kitchen is fitted with a range of stylish units, integrated appliances and attractive wood-effect flooring, with ample space for informal dining or breakfast seating. The first floor comprises three well-proportioned bedrooms, all presented in neutral, contemporary tones and offering versatile accommodation for a range of buyers. The family bathroom beautifully blends traditional character with modern convenience, featuring a freestanding roll-top bath, separate shower enclosure, patterned flooring and an attractive period-style fireplace feature. Externally, the property benefits from a low-maintenance courtyard garden to the rear, providing an ideal space for outdoor seating, entertaining and container planting. Ideally positioned for convenient access to Wallsend town centre, the property is within easy reach of a wide range of shops, supermarkets, cafés and everyday amenities. Nearby Richardson Dees Park and Wallsend Hall Grounds offer attractive green spaces and recreational facilities, while excellent public transport links, including Howdon Metro Station, provide straightforward access to Newcastle city centre, the coast and surrounding areas. The A1058 Coast Road and A19 are also easily accessible, making commuting across the region simple and convenient.

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Three-Bedroom end Terrace House

**Two Reception Rooms with
Fireplaces**

**Modern Kitchen with Integrated
Appliances**

**Freestanding Roll-Top Bath and
Shower**

Low-Maintenance Rear Courtyard Garden

High Ceilings and Character Features

Bay and Sash-Style Windows

**Short Walk to Howdon Metro and
Wallsend Town Centre**

ENTRANCE HALL: An impressive entrance hall retaining plenty of period character, entrance vestibule with a timber entrance door and glazed surrounds, timber flooring, radiator, staircase to the first floor with turned spindles and timber handrail, decorative archway with corbel detailing, dado rail, radiator, door to:

LOUNGE: 15'11" x 15'6" (4.86m x 4.72m) A beautifully proportioned principal reception room with a feature bay window, radiator, timber flooring, decorative wall panelling, ornate ceiling detailing and cornicing. A recessed fireplace houses a wood-burning stove with exposed brickwork and dark hearth, while fitted shelving and cupboard storage sit alongside.

DINING ROOM: 15'8" x 14'3" (4.78m x 4.35m) A substantial second reception room with two windows, radiator, exposed timber flooring, picture rail, ceiling cornicing and a striking traditional fireplace with tiled inset. The proportions comfortably accommodate a large dining table while still leaving additional seating space.

GROUND FLOOR WC: Under stairs cloakroom fitted with a W.C and corner wash basin, with painted tongue-and-groove wall panelling.

DINING KITCHEN: 21'4" x 9'5" (6.49m x 2.87m) A long and particularly useful kitchen and informal dining space fitted with an extensive range of grey Shaker-style wall and base units, contrasting light work surfaces and a generous breakfast bar. Features include an inset sink and drainer, integrated oven, hob with cooker hood above, recess for refrigeration and space for additional appliances. Multiple windows provide good natural light, with recessed ceiling spotlights, radiator and wood flooring. The rear section comfortably accommodates a dining table and chairs, with a door opening to the rear yard.

FIRST FLOOR LANDING: A characterful split-level landing with exposed timber flooring, radiator, decorative detailing and doors to:

BEDROOM ONE: 14'6" x 14'1" (4.41m x 4.28m) A generous double bedroom with tall window, timber flooring, radiator, deep ceiling cornicing and a striking traditional cast-iron fireplace with decorative tiled inset and substantial timber surround.

BEDROOM TWO: 14'8" x 14'3" (4.47m x 4.35m) Another excellent double bedroom with window, radiator, carpeted flooring, deep ceiling cornicing, picture rail and an attractive cast-iron fireplace with decorative tiled inset.

BEDROOM THREE: 10'8" x 8'11" (3.26m x 2.72m) A well-proportioned third bedroom with tall window, radiator, carpeted flooring and ceiling cornicing.

LOBBY / STUDY: 9'5" x 8'6" (2.88m x 2.59m) A useful additional space positioned beyond the main landing and currently used as a home office. Features include a window, radiator, carpeted flooring and access directly into the bathroom.

BATHROOM: 12'0" x 9'5" (3.66m x 2.88m) A genuinely standout bathroom combining period character with bold contemporary styling. The room includes a freestanding roll-top style bath, large, glazed shower enclosure with overhead shower, two countertop basins set into a substantial stone-topped vanity area, high-level WC and chrome heated towel rail. Stone-effect tiled flooring and shower walls, recessed lighting and an ornate cast-iron fireplace.

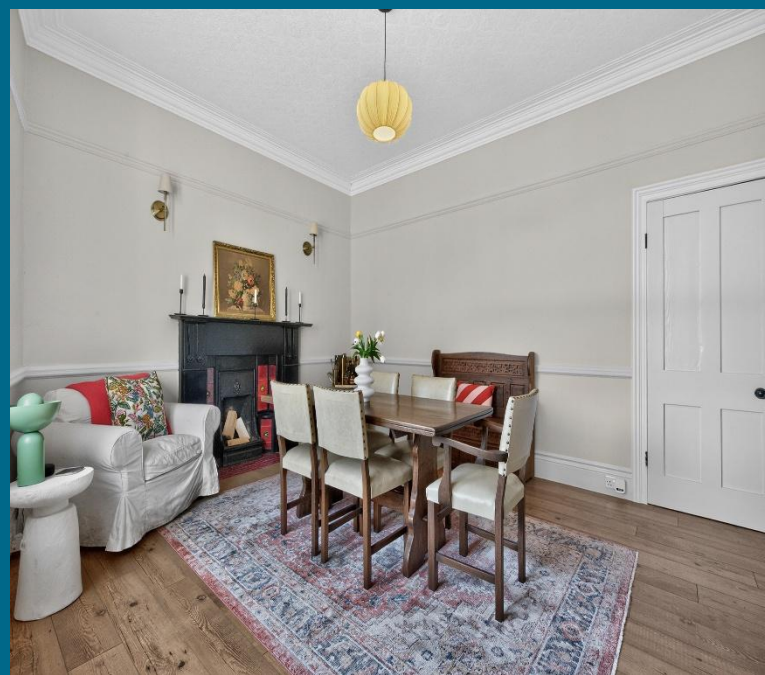
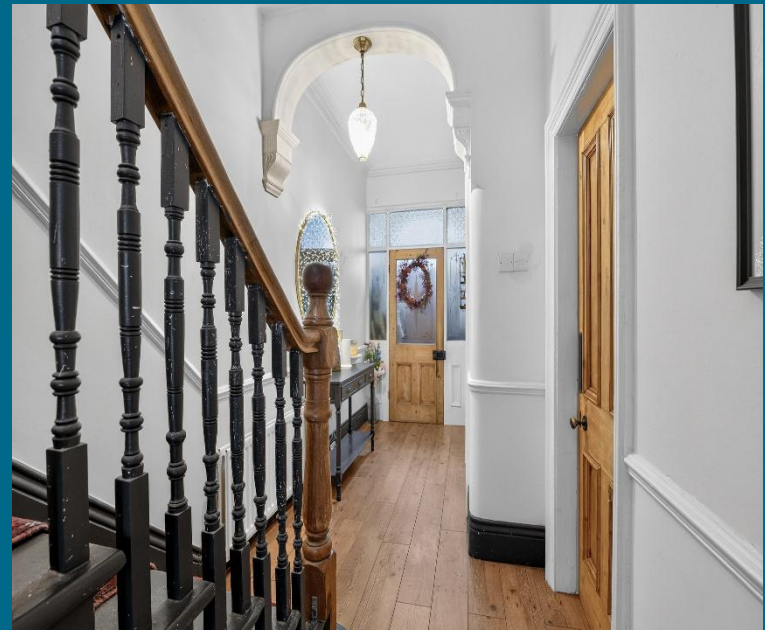
GARAGE: 16'1" x 15'4" (4.89m x 4.67m) A substantial garage positioned to the rear of the property, with up and over door providing access from the road and additional access from the rear yard.

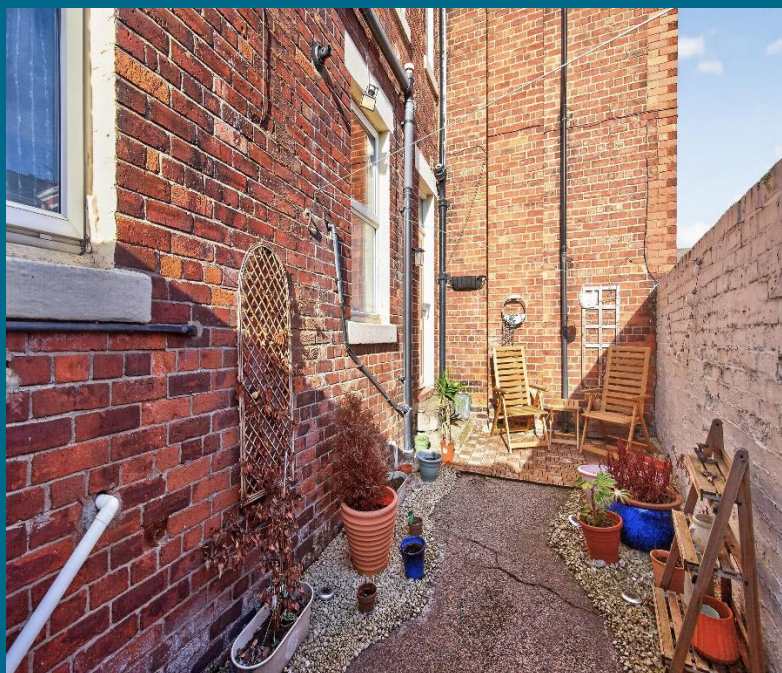
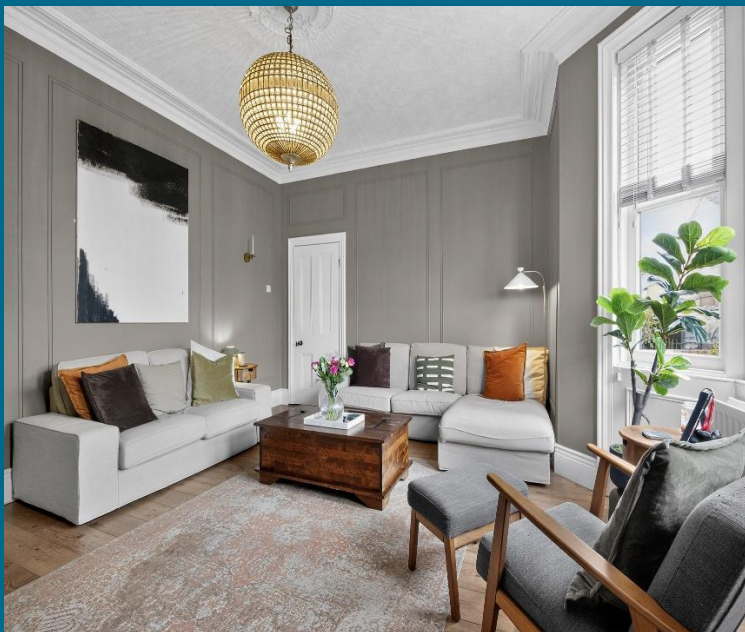
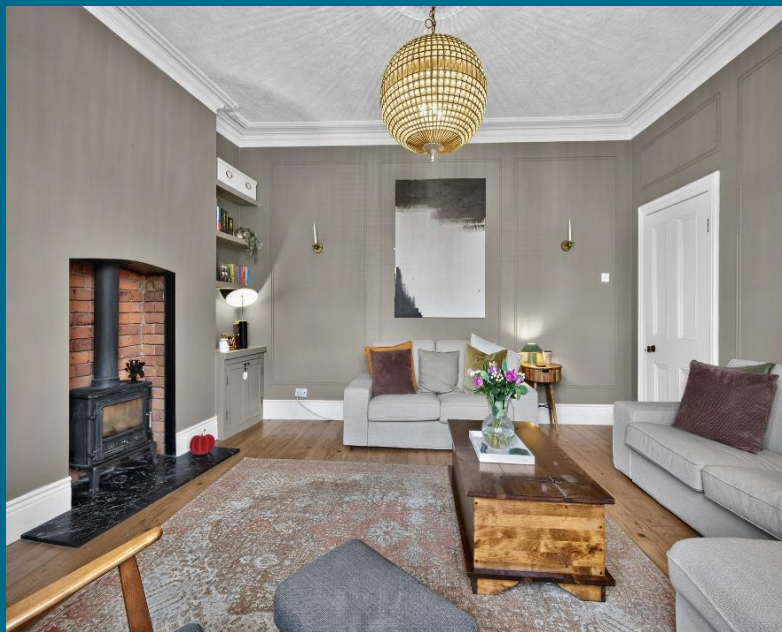
EXTERNAL: The property is set behind a traditional front town garden with brick boundary wall, wrought-iron railings and mature hedging, with a gated path leading to the entrance door. An enclosed rear courtyard-style yard providing useful outdoor seating space, finished with a mixture of paved and gravelled areas and planting. The yard also provides direct access to the garage.

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Lower Ground Floor

Ground Floor

First Floor

Total floor area 157.6 m² (1,696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

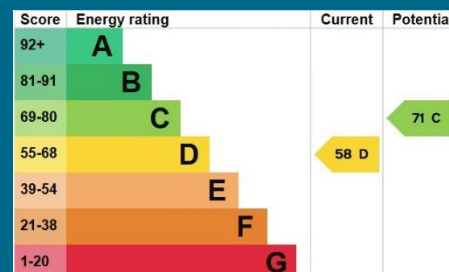
Sewerage: Mains

Heating: Mains

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Garage/On street



MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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