



Keir Hardie Avenue, Wardley, Gateshead, Tyne And Wear, NE10 8EJ

*****CHAIN FREE***** Beautifully presented two bedroom semi-detached house which simply must be viewed to be appreciated! The property comprises of entrance porch, hallway, lounge, dining room, conservatory, kitchen and utility rooms to the ground floor. To the first floor are two double bedrooms and a bathroom W/C. Externally the property benefits from a driveway, front garden and enclosed rear gardens. Viewing highly recommended. EPC Rating C.

*****CHAIN FREE*****

Semi-Detached House

Two Double Bedrooms

Beautifully Presented

Driveway & Garden

EPC Rating C

£140,000

Lounge 12' 0" x 11' 3" (3.67m x 3.44m) max

Dining Room 8' 8" x 7' 11" (2.65m x 2.41m)

Conservatory 12' 6" x 9' 11" (3.81m x 3.01m)
French doors to rear garden.

Kitchen 10' 0" x 8' 8" (3.04m x 2.65m)
Fitted with a modern style range of wall and base units. Built in double oven, hob and fridge. Freestanding dishwasher, washing machine, fridge and freezer also included if required.

Utility room 7' 2" x 6' 6" (2.18m x 1.99m)
Wall and base units for storage. Additional utility room housing freestanding white goods (included if required) and shelves.

Bedroom 1 15' 0" x 10' 5" (4.58m x 3.17m) max
Built in wardrobes, built in cupboard.

Bedroom 2 10' 5" x 10' 2" (3.18m x 3.10m)

Bathroom 6' 6" x 5' 5" (1.99m x 1.64m)
P shaped bath with shower over, wash basin, W/C.

Externally

Block paved driveway to front with small garden area. Enclosed garden to rear with large shed (including garden equipment if required), lawn and patio seating areas.

Additional information

This property has been let on a furnished basis and therefore some furniture could be made available as part of the sale. Please contact us for further details. As the property has been a rental, current valid CP12 (gas safety) and EICR (electrical safety) certificates are available. Council tax band: A Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





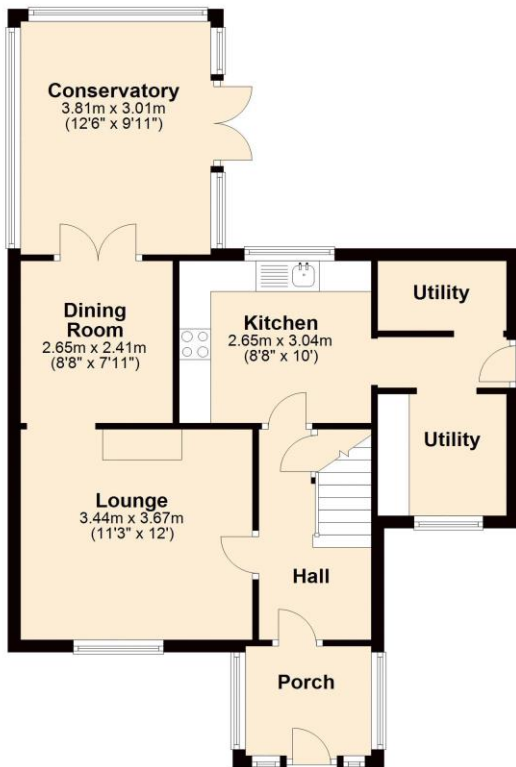
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

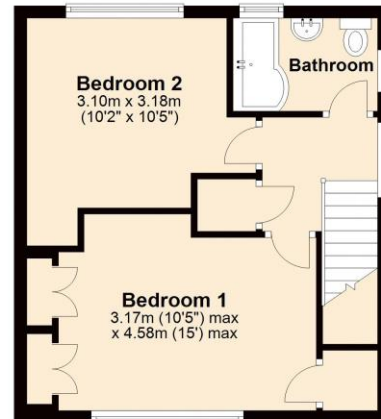
Ground Floor

Approx. 59.4 sq. metres (639.3 sq. feet)



First Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



Total area: approx. 96.3 sq. metres (1036.1 sq. feet)

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