



4 Warkworth Avenue Kings Estate, Wallsend, NE28 9HY

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** TWO BEDROOM SEMI DETACHED HOUSE ** FREEHOLD ** OFF STREET PARKING **

** SPACIOUS LOUNGE ** SOUTH FACING REAR GARDEN ** IDEAL FIRST TIME BUY **

** READY TO MOVE IN TO ** EXCELLENT ROAD & TRANSPORT LINKS **

** COUNCIL TAX BAND A ** EPC RATING C **

Offers Over £140,000

4 Warkworth Avenue

Kings Estate, Wallsend, NE28 9HY



- *** Freehold ***
- Two Bedrooms
- Council Tax Band A
- South Facing Rear Garden
- Great Location
- Energy Rating C
- Driveway Parking
- Super 1st Buy!

Entrance

Freehold

Living Room/Diner

Broadband

21'5" x 15'1" (6.54 x 4.61)

Kitchen

8'5" x 8'0" (2.58 x 2.44)

Stairs to First Floor

Bedroom 1

10'2" x 11'10" max (3.12 x 3.62 max)

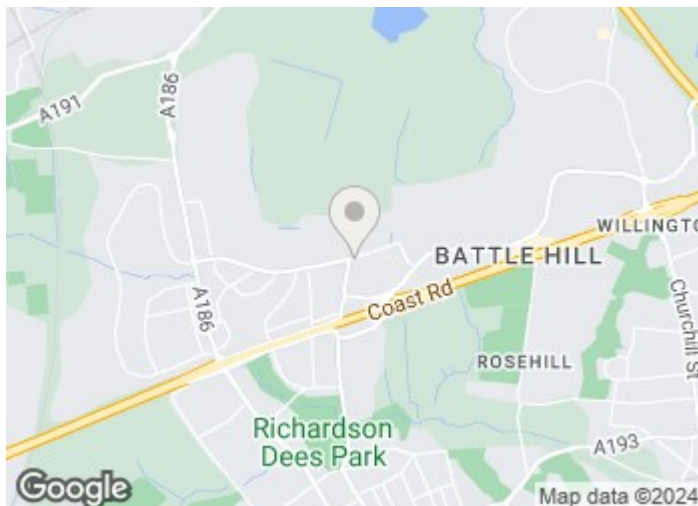
Bedroom 2

8'4" x 8'9" (2.55 x 2.67)

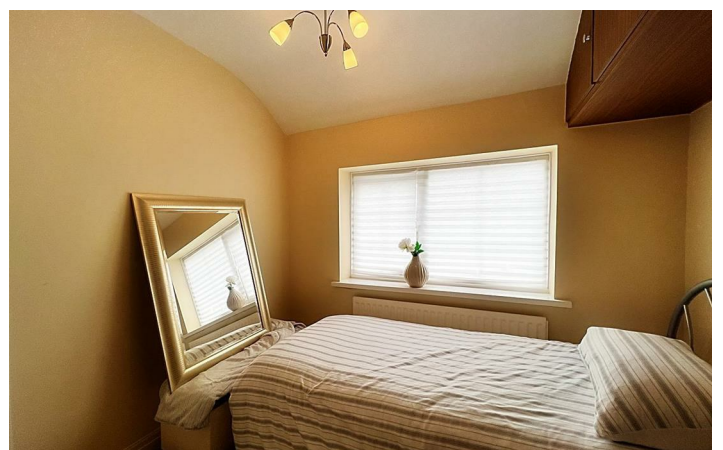
Shower Room

5'5" x 5'10" (1.67 x 1.79)

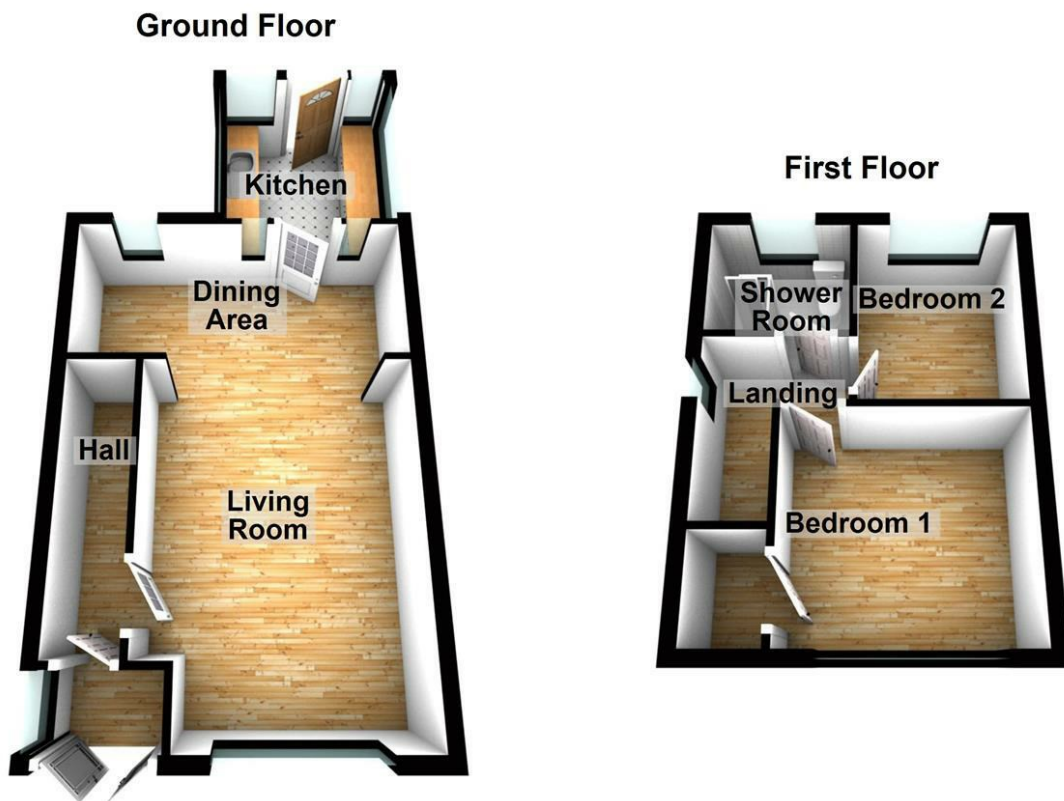
Gardens & Drive



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	