

## 1 Rae Avenue

Kings Estate, Wallsend, NE28 9JP

\*\* THREE BEDROOM SEMI DETACHED DUTCH BUNGALOW \*\* LOW GROUND RENT \*\*

\*\* LOVELY REAR GARDEN \*\* OFF STREET PARKING \*\* SPACIOUS OPEN PLAN LOUNGE DINER \*\*

\*\* DOUBLE BEDROOMS \*\* SOUGHT AFTER ESTATE \*\* EN SUITE SHOWER ROOM TO MASTER \*\*

\*\* 999 YEAR LEASE FROM 1 MAY 1936 \*\* READY TO MOVE INTO \*\*

\*\* COUNCIL TAX BAND B \*\* EPC RATING D \*\*

Offers Over £189,950

# 1 Rae Avenue

Kings Estate, Wallsend, NE28 9JP



- Rae Avenue
- Extended Dutch Bungalow
- Three Double Bedrooms
- Lovely Rear Garden With Off Street Parking To The Front
- Spacious Master Bedroom With En Suite
- 999 Year Lease From 1 May 1936 Low Ground Rent
- Sought After Estate
- Council Tax Band B
- EPC D

## THE PROPERTY COMPRISES

### ENTRANCE

3'4" x 6'9" (1.02 x 2.06)

Double glazed door into entrance porch.

### INNER LOBBY

Radiator and access into..

### LIVING ROOM

11'3" + bay window x 12'9" (3.43 + bay window x 3.89)

Double glazed square bay window, radiator, decorative coving, wood effect flooring, open access to..

### DINING ROOM

10'4" x 8'3" (3.15 x 2.51)

Double glazed french style doors to the rear garden, radiator, decorative coving, wood effect flooring.

### KITCHEN DINER

17'8" max x 10'13'9" max (5.39 max x 3.09 max)

Spacious open plan Kitchen Diner, double glazed windows, part tiled walls, fitted with floor and wall units, wood counters and Belfast sink

### STAIRS TO FIRST FLOOR

Landing leading to..

### BEDROOM 1

10'4" x 15'7" (3.15 x 4.75)

Double glazed window, radiator, sliding door wardrobes, wood effect flooring.

### En Suite

7'2" max x 5'0" (2.19 max x 1.54)

Double glazed window, ladder radiator, toilet, wash hand basin, shower cubicle, tiling to floor.

### BEDROOM 2

9'0" x 8'10" (2.74 x 2.69)

Double glazed window, radiator, sliding door wardrobes, wood effect flooring.

### BEDROOM 3

10'10" x 10'11" (3.30 x 3.33)

Double glazed window, radiator.

### BATHROOM

6'0" x 6'8" (1.83 x 2.03)

Double glazed window, radiator, part tiled walls, fitted with a white suite and a shower over the bath, tiling to floor.

### GARDENS

Lovely rear garden with wooden

decked area and a separate patio area at the farthest end.

### GARAGE

There is an garage (ideal for storage or a smaller vehicle) with a utility area to one side.

### LEASEHOLD

999 Year Lease from 1st May 1936.

Ground rent £10.37 every 3 years.

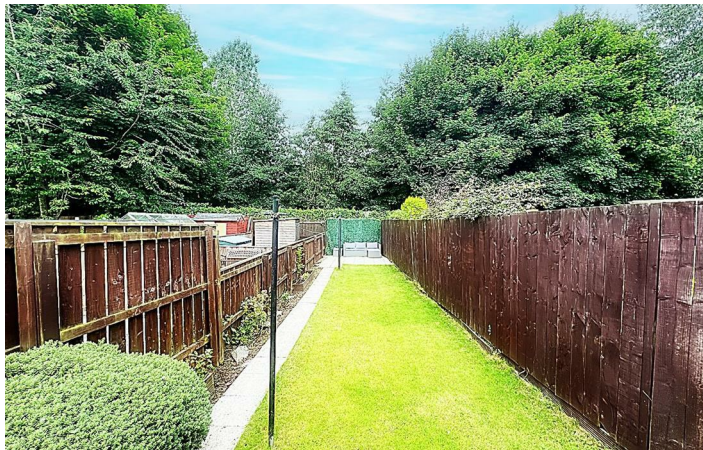
### BROADBAND

<https://www.openreach.com/broadband-network/fibre-availability>



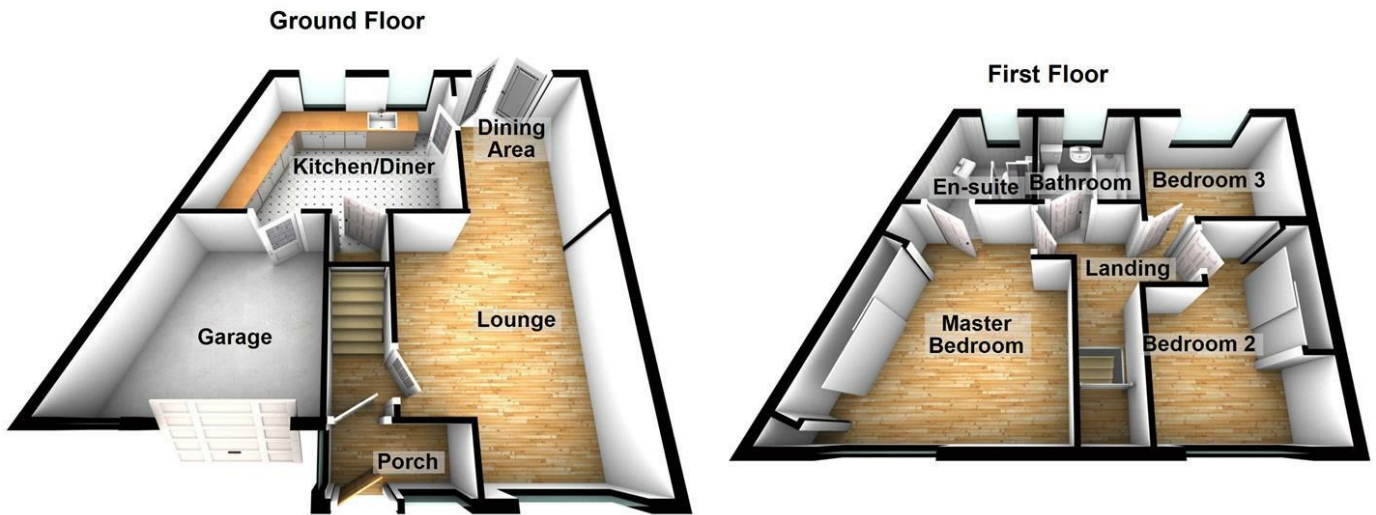








## Floor Plan



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		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	