

## 76 Laburnum Avenue , Wallsend, NE28 8HG

\*\* STUNNING FOUR BEDROOM MID TERRACE HOUSE \*\* SPACIOUS BREAKFASTING KITCHEN \*\*

\*\* PRIVATE REAR YARD \*\* BATHROOM WITH SEPARATE SHOWER \*\* CHAIN FREE \*\* DINING ROOM \*\*

\*\* SOUGHT AFTER AREA \*\* IDEAL FAMILY HOME \*\* CLOSE TO SCHOOLS & LOCAL AMENITIES \*\*

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

Offers Over £220,000

# 76 Laburnum Avenue

, Wallsend, NE28 8HG



- \*\*\* Freehold \*\*\*
- Four Bedrooms
- Spacious Modern Refitted Breakfasting Kitchen
- Separate Dining Room
- Bathroom With Separate Shower
- Ideal Family Home
- Chain Free
- Council Tax Band B
- EPC Rating D

## Entrance

Composite door into the entrance lobby.

## Hallway

Radiator, and access to ground floor rooms.

## Living Room

13'10" x 12'11" (4.22 x 3.95)

Double glazed bay window, and radiator. Decorative coving, dado rail and ceiling rose. Feature fire surround.

## Dining Room

13'10" x 11'5" (4.23 x 3.48)

Open plan to the Kitchen. Radiator and decorative coving.

## Kitchen

20'1" x 10'2" (6.14 x 3.12)

Two double glazed windows, radiator and part tiled walls. Fitted with a comprehensive range of floor and wall units, counters and sink. Gas hob, extractor hood and electric oven. Vinyl tiled flooring, under stairs storage cupboard and an island unit.

## Utility

10'0" x 5'7" (3.06 x 1.72)

Double glazed window and door to the rear. Radiator.

## Stairs to First Floor

A spacious landing with decorative coving and storage cupboard.

## Bedroom 1

14'2" x 11'4" (4.32 x 3.47)

Double glazed window and radiator.

## Bedroom 2

14'0" x 10'8" (4.29 x 3.26)

Double glazed window and decorative coving. Decorative ceiling rose.

## Bedroom 3

10'11" x 10'4" (3.33 x 3.15)

Double glazed windows and radiator. Built in cupboard.

## Bedroom 4

10'5" x 6'10" (3.20 x 2.10)

Double glazed window and decorative coving.

## Bathroom

5'2" x 7'1" (1.59 x 2.16)

Double glazed window and a heated

towel rail. Part tiled walls and tiled flooring. Fitted with a three piece suite.

## Shower Room

Double glazed window and fitted with a dual shower head, tiling to walls.

## Externally

There is a small town style garden to the front and a private yard to the rear.

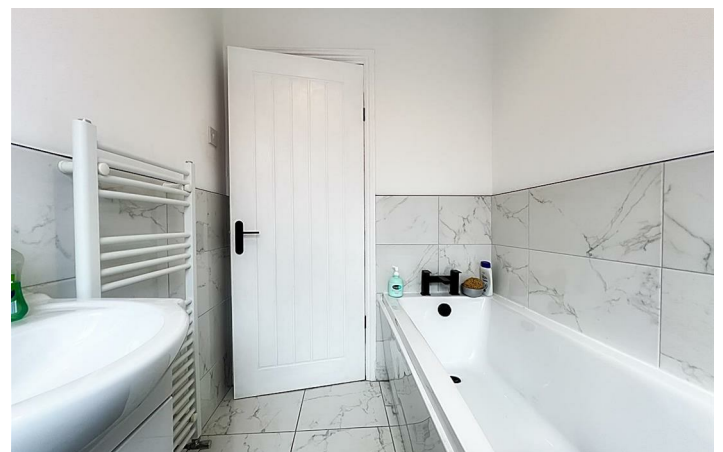
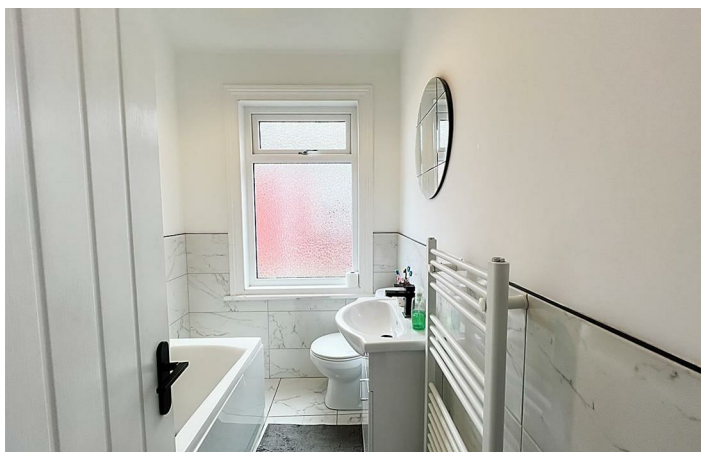
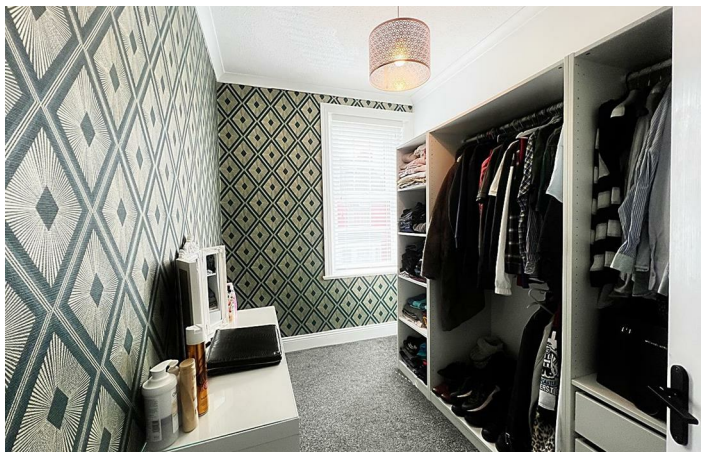
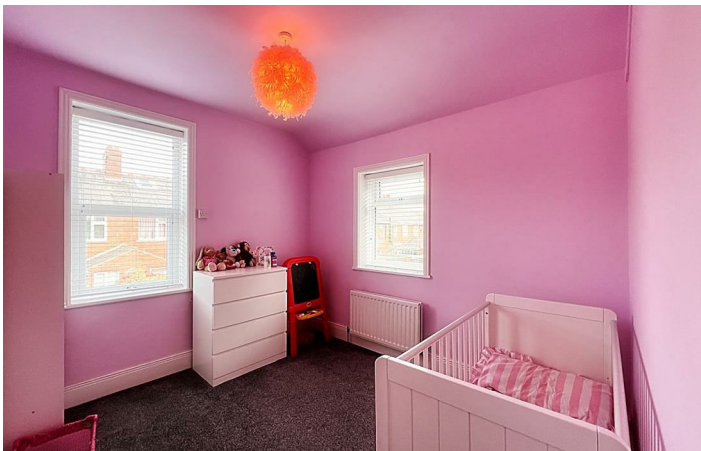
## Freehold

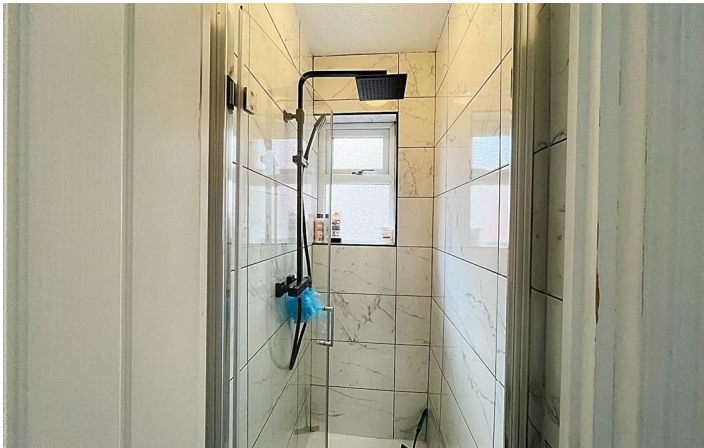
The house is freehold.

## Broadband

<https://www.openreach.com/fibre-checker/my-products>







# 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			
(69-80) C			
(55-68) D		64	
(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	<b>78</b>