



29 Tynedale Avenue Kings Estate, Wallsend, NE28 9LR

** GUIDE PRICE OF £135,000 TO £145,000 **

EXTENDED SEMI DETACHED HOUSE ** TWO DOUBLE BEDROOMS ** WORKSHOP/ STORAGE **

** SOUGHT AFTER LOCATION ** LOVELY WEST FACING REAR GARDEN ** CHAIN FREE **

CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS ** COUNCIL TAX BAND B **

ENERGY RATING E ** FREEHOLD **

Guide Price £135,000

29 Tynedale Avenue

Kings Estate, Wallsend, NE28 9LR



- Extended Semi Detached House
- Lounge & Extended Dining Room & Kitchen
- Popular Location - Chain Free
- Energy Rating E
- Guide Price £135,000 to £145,000
- West Facing Rear Garden
- Council Tax Band B
- Two Double Bedrooms
- Workshop/Storage
- Freehold

Entrance

Double glazed entrance door, stairs to the first floor landing.

Lounge

13'8" x 11'3" + bay (4.17 x 3.43 + bay)

Double glazed bay window, electric storage heater, fireplace.

Dining Room

18'9" x 9'7" max (5.74 x 2.93 max)

Double glazed windows, electric storage heater.

Kitchen

18'10" x 7'0" (5.75 x 2.14)

Fitted with wall and base units with work surfaces over and sink unit.

Double glazed windows.

Landing

Double glazed window.

Bedroom 1

13'7" into robe x 11'3" (4.16 into robe x 3.45)

Double glazed window, fitted sliding door wardrobe, electric storage heater, cupboard.

Bedroom 2

10'7" x 9'3" (3.25 x 2.83)

Double glazed window, wall mounted electric heater.

Bathroom

5'7" x 4'5" (1.72 x 1.35)

Bath with shower head attachment, wash hand basin, part tiled walls, double glazed window.

WC

5'10" x 2'3" (1.80 x 0.70)

WC and double glazed window.

External

Externally there is a garden to the front which is mostly laid to lawn.

There rear garden has lawn, planted beds and has a westerly aspect.

There is also a workshop which has direct access from the property.

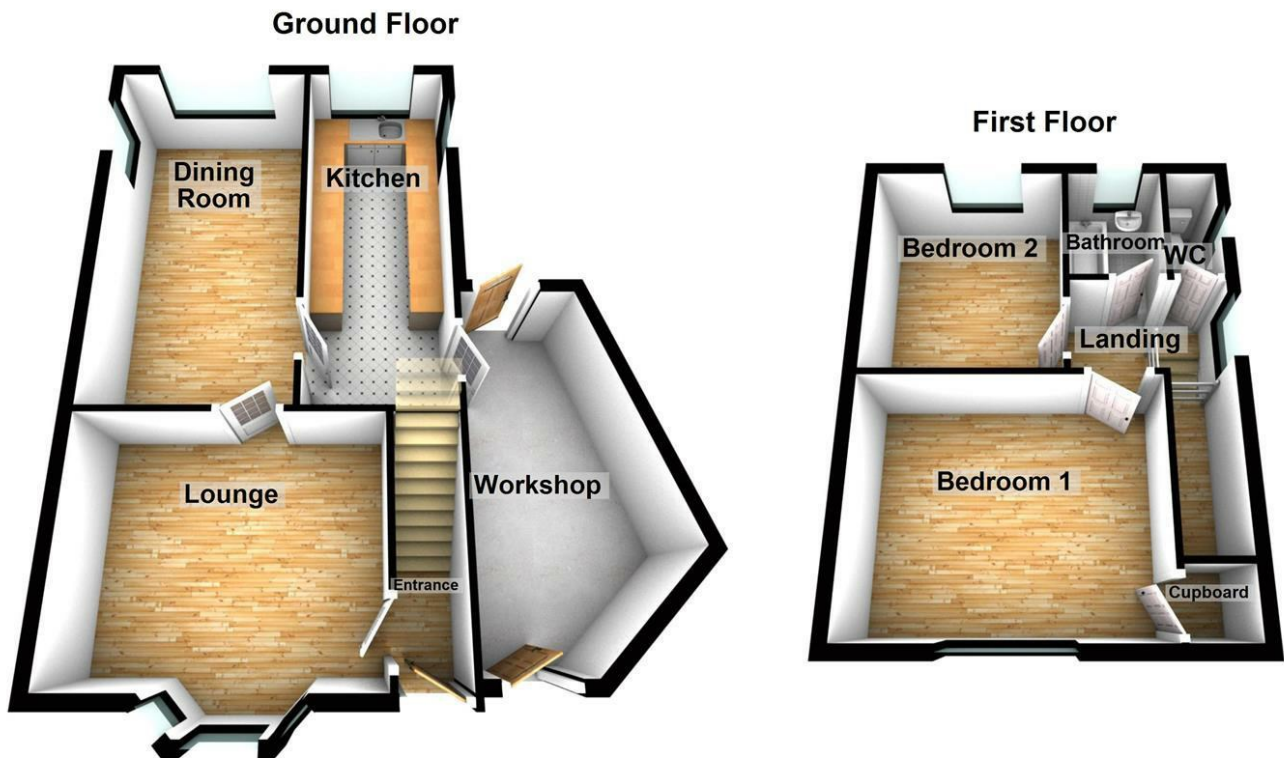
Broadband

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





Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	