



## 29 Tynedale Avenue Kings Estate, Wallsend, NE28 9LR

\*\* 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 \*\*

\*\* 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 \*\*

**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

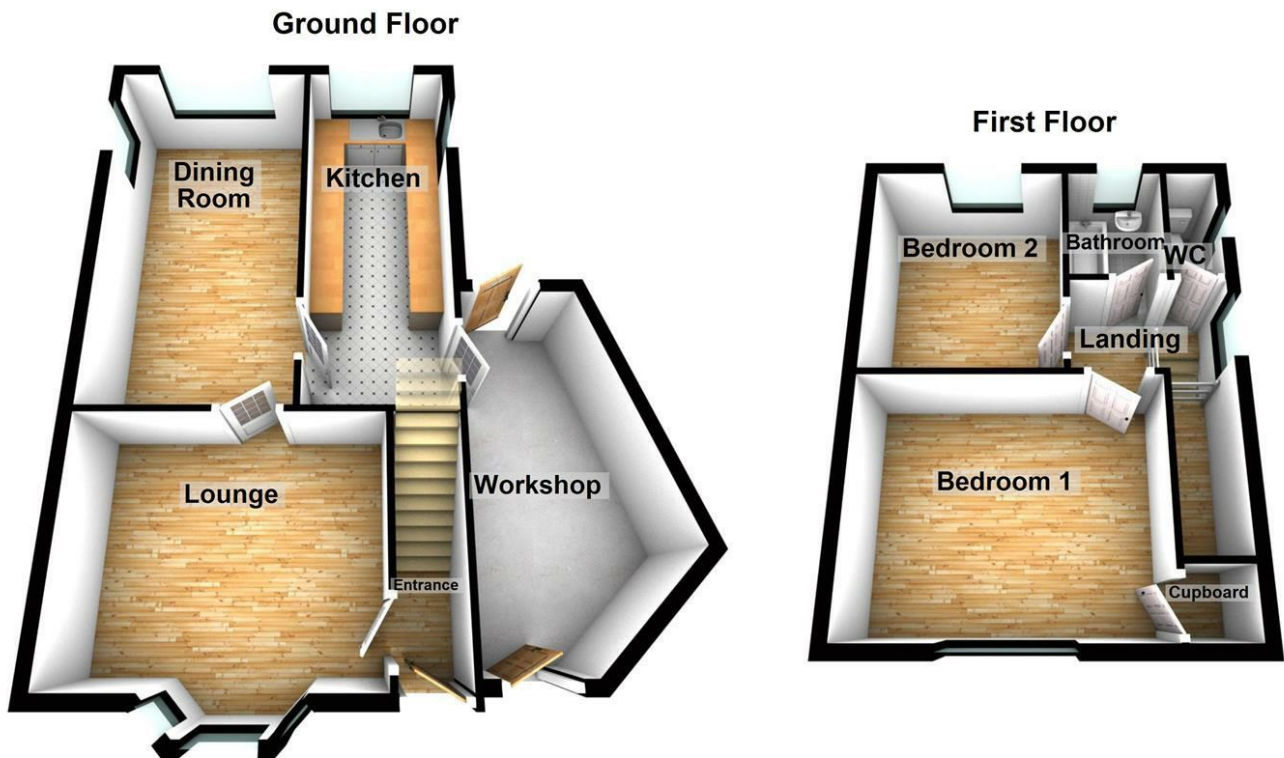
<https://www.openreach.com/fibre-checker/my-products>







## Floor Plan



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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

| 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 |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |