

## 56 Dinsdale Avenue , Wallsend, NE28 9JD

\*\* 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 \*\* BEAUTIFULLY PRESENTED \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES \*\* EXCELLENT LOCATION \*\* LOVELY REAR GARDEN \*\*

\*\* CLOSE TO AMENITIES WITH EXCELLENT TRANSPORT LINKS TO THE COAST ROAD \*\*

\*\* IDEAL FIRST BUY \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\*

Asking Price £149,950



- Two Bedroom Semi Detached House
- Off Street Parking For Two Vehicles
- Close To Local Amenities
- Freehold
- Excellent Road & Transport Links
- Council Tax Band A
- Lovely Rear Garden
- Ideal First Buy
- EPC Rating C

#### Entrance

Double glazed entrance door leading to...

#### Lounge

14'11" x 14'4" (4.57 x 4.39)

Double glazed window, wood effect flooring, radiator.

#### External

To the front off street parking for two vehicles, to the rear a lovely garden with wooden enclosure fencing.

#### Broadband

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

#### Kitchen

14'11" x 6'5" (4.56 x 1.97)

Double glazed window, wall and floor units with counters over, sink, integrated oven & hob, extractor hood, wood effect flooring, double glazed patio doors to rear garden.

#### Bedroom 1

10'9" x 10'3" (3.28 x 3.14)

Double glazed window, coving to ceiling, sliding door wardrobes, radiator, cupboard.

#### Bedroom 2

8'10" x 8'3" (2.70 x 2.54)

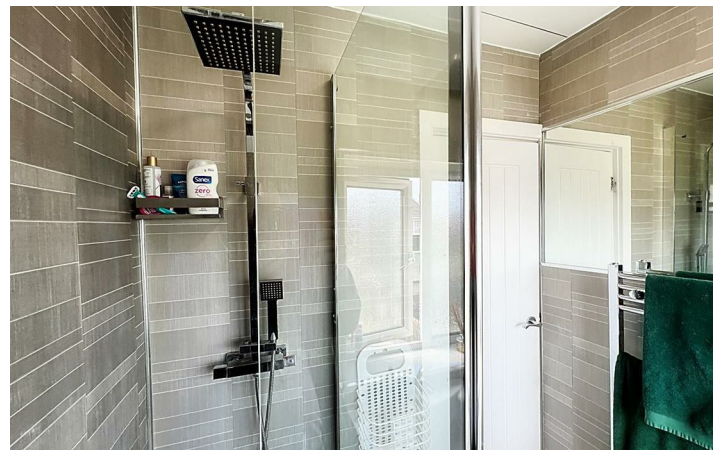
Double glazed window, wood effect flooring, sliding door wardrobes, radiator.

#### Shower Room

5'8" x 5'5" (1.75 x 1.66)

Double glazed window, toilet, wash hand basin with storage, walk in shower cubicle, ladder radiator, modern cladding to ceiling.



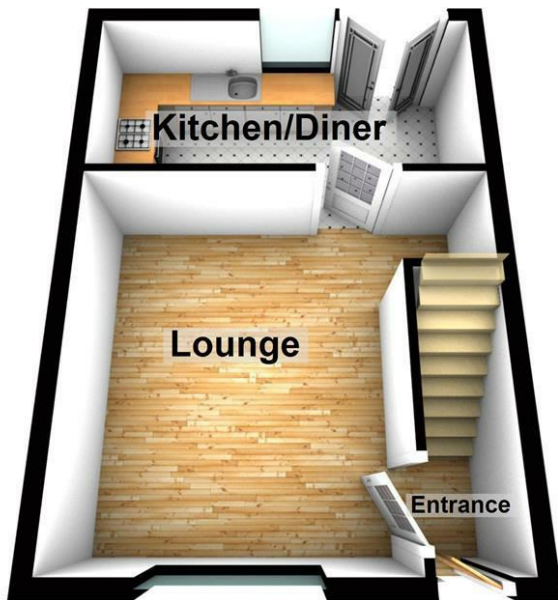






# Floor Plan

## Ground Floor



## First Floor



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			87
(81-91) B			
(69-80) C		71	
(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	