



14 Second Avenue Heaton, Newcastle Upon Tyne, NE6 5XS

** 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 **

** END TERRACE HOUSE ARRANGED OVER THREE FLOORS ** THREE DOUBLE BEDROOMS **

NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES ** MODERN REFITTED BATHROOM **

** NEWLY DECORATED & CARPETED ** TWO RECEPTION ROOMS - POSSIBLE FOURTH BEDROOM **

Offers Over £210,000



- End Terrace House On Three Floors
- Modern Refitted Bathroom
- Chain Free
- Three Double Bedrooms
- Newly Decorated & Carpeted
- Freehold - Council Tax Band A
- Newly Fitted Kitchen With Integrated Appliances
- Two Reception Rooms/ Possible Fourth Bedroom
- Energy Rating E

Hallway

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

Lounge

12'4" + bay x 10'5" (3.76 + bay x 3.20)

Double glazed bay window, radiator.

Dining Room

11'7" + bay x 9'8" (3.55 + bay x 2.96)

Double glazed bay window, radiator.

Kitchen

10'7" x 7'6" (3.24 x 2.30)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor over, sink unit, integrated fridge/freezer and washing machine. Double glazed window, laminate flooring, radiator and external door leading to the rear yard.

Bathroom

6'6" x 5'8" (1.99 x 1.74)

Comprising; bath with shower over, WC and wash hand basin with built under storage. Double glazed window, panelling to walls, ladder style radiator, laminate flooring.

Landing

Double glazed window, stairs leading to the second floor.

Bedroom 1

12'8" x 12'8" (3.88 x 3.87)

Double glazed window, radiator.

Bedroom 2

11'5" x 10'1" (3.48 x 3.09)

Double glazed window, radiator.

Second Floor Landing

Access to bedroom three.

Bedroom 3

12'4" x 10'9" (3.76 x 3.30)

Double glazed window, radiator.

External

Externally there is a small town garden to the front and a private yard to the rear.

Broadband and Mobile

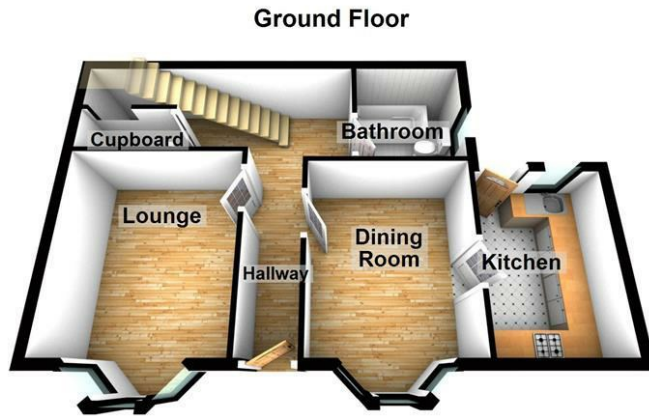
At the time of marketing this information is correct.
 Broadband: Highest available
 Speeds: Download: 1000 Mbps
 Upload: 1000 Mbps
 Mobile: EE>Limited Three> Limited
 02>Likley Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.
 Yearly chance of flooding:
 Surface water: Very low risk
 Rivers and the sea: Very low risk.



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			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	78