



66 Park Avenue Shiremoor, Newcastle Upon Tyne, NE27 0LG

** 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 **

** THREE BEDROOM SEMI DETACHED HOUSE ** FREEHOLD ** IDEAL STARTER HOME **

** LOVELY REAR GARDEN ** SPACIOUS KITCHEN DINER ** BUILDERS PART EXCHANGE SCHEME **

** CLOSE TO AMENITIES WITH EXCELLENT TRANSPORT LINKS ** POPULAR AREA **

** COUNCIL TAX BAND A ** EPC RATING D **

Offers In Excess Of £125,000



- Three Bedroom Semi Detached House
- Builders Part Exchange Scheme
- Freehold
- Spacious Kitchen Diner
- Lovely Rear Garden
- Council Tax Band A
- Downstairs Bathroom
- Ideal Family Home
- EPC Rating D

Entrance

Double glazed entrance door leading to ...

Bedroom 3

9'4" x 9'3" (2.86 x 2.83)
Double glazed windows, radiator.

Lounge

18'0" max x 11'11" (5.50 max x 3.64)
Double glazed window, wood effect flooring, radiator.

External

Lovely rear garden with wooden enclosed fencing.

Kitchen

17'2" x 8'3" (5.24 x 2.54)
Double glazed window, wood effect flooring, wall and floor units with counters over, sink, integrated oven and hob, extractor hood, coving to ceiling, tiling to walls, double glazed door to rear garden.

Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 220 Mbps
Mobile: EE>Likely Three> Likely 02>Likely Vodafone>Likely

Bathroom

9'3" x 5'5" (2.83 x 1.67)
Double glazed windows, toilet, wash hand basin, bath with shower over, tiling to floor and walls, radiator.

Flood Risks

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

Bedroom 1

17'2" max x 8'7" (5.25 max x 2.64)
Double glazed windows, wood effect flooring, radiator.

Bedroom 2

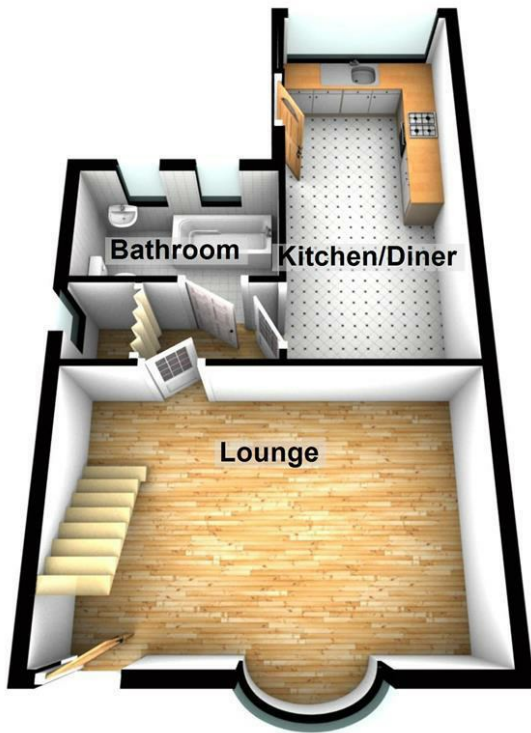
9'0" x 8'4" (2.75 x 2.56)
Double glazed window, radiator, wood effect flooring.





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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	