



## 3 Brenkley Avenue

Shiremoor, Newcastle Upon Tyne, NE27 0PP

**\*\* 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 \*\* BUILDERS PART EXCHANGE SCHEME \*\***

**\*\* MODERN KITCHEN/DINING ROOM \*\* CLOSE TO LOCAL AMENITIES & EXCELLENT ROAD LINKS \*\***

**\*\* GENEROUS CORNER PLOT WITH GARDENS TO THREE SIDES \*\* GREAT STARTER HOME \*\***

**\*\* OUTBUILDING FOR STORAGE \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* FREEHOLD \*\***

**Price £164,950**



- Three Bedroom Semi Detached House
- Gardens To Three Sides
- Freehold
- Generous Corner Plot
- Close To Amenities & Road Links
- Council Tax Band A
- Modern Kitchen/Dining Room
- Builders Part Exchange Scheme
- Energy Rating C

### Hallway

Double glazed composite entrance door, stairs to the first floor landing with cupboard under, wood effect flooring, radiator.

### Lounge

13'8" x 12'0" (4.17 x 3.68)

Double glazed window, media wall with living flame effect electric fire, cupboards and shelving to alcoves, radiator.

### Kitchen/Dining Room

19'8" x 9'10" (6.01 x 3.02)

Fitted with a range of wall and base units with work surfaces over, integrated dishwasher, 1.5 bowl sink unit. Double glazed window, radiator, double glazed French doors leading out to the rear garden.

### Landing

Double glazed window, access to the loft which is part boarded and has pull down ladders and lighting.

### Bedroom 1

11'10" x 8'7" to robes (3.61 x 2.64 to robes)

Double glazed window, fitted wardrobes, radiator.

### Bedroom 2

11'10" x 8'9" (3.62 x 2.69)

Double glazed window, laminate flooring, radiator.

### Bedroom 3

8'7" x 9'1" max x 5'8" min (2.62 x 2.79 max x 1.73 min)

Double glazed window, cupboard, radiator.

### Bathroom

7'11" x 5'5" (2.43 x 1.66)

Bath with shower over, WC and wash hand basin. Double glazed window, ladder style radiator, tiling to walls.

### External

Externally there are gardens to the front, rear and side, there is also an outbuilding for storage.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Indoor EE>Limited Three>

Likely 02>Likley Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

### Flood Risks

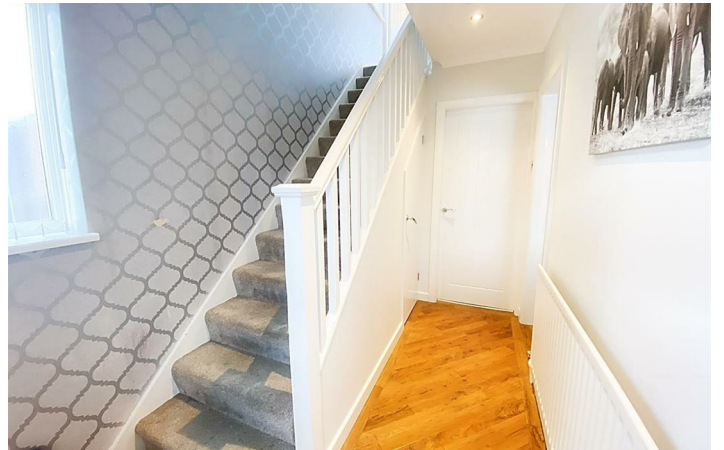
At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very low risk.

Surface water: High risk.

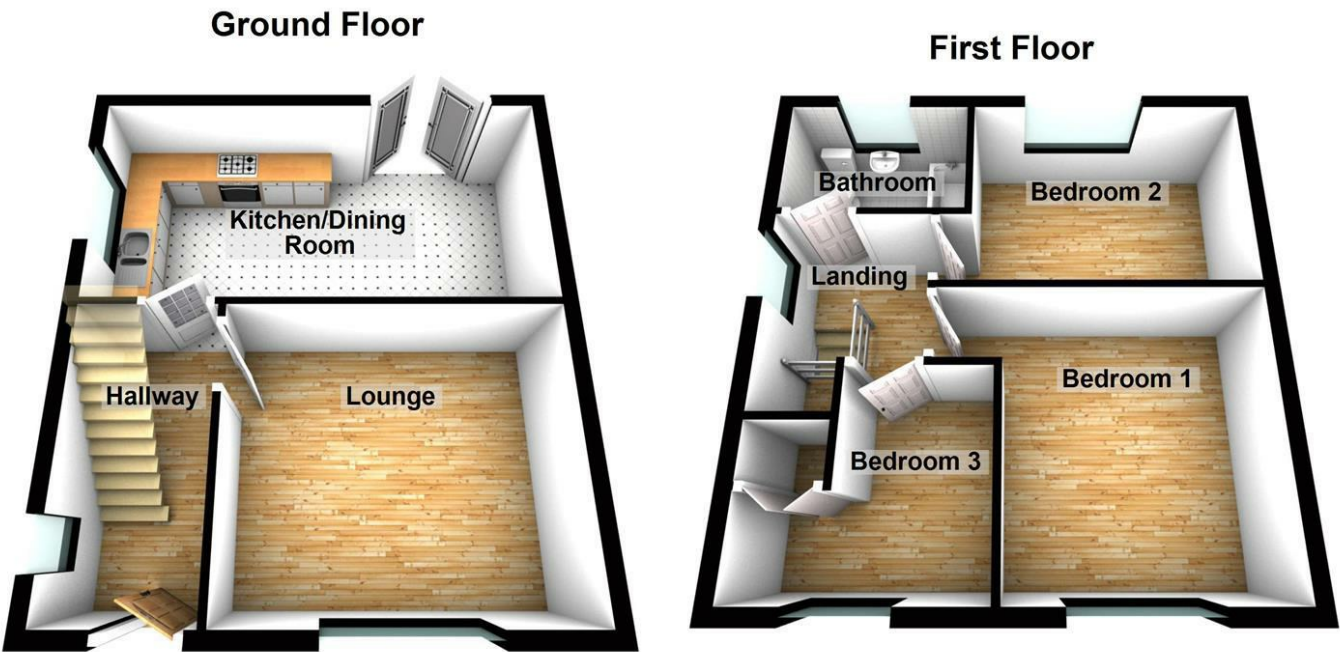








Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	