



## 34 Tynedale Avenue

Kings Estate, Wallsend, NE28 9LT

**\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED \*\* FREEHOLD \*\***

**\*\* LOVELY REAR GARDEN \*\* OFF STREET PARKING \*\* SOUGHT AFTER ESTATE \*\* NO ONWARD CHAIN \*\***

**\*\* BUILDERS PART EXCHANGE SCHEME \*\* EXCELLENT ROAD AND TRANSPORT LINKS \*\***

**\*\* CLOSE TO AMENITIES \*\* COUNCIL TAX BAND B \*\* EPC RATING D \*\***

**Price £215,000**



- Three Bedroom Semi Detached House With Off Street Parking
- Lovely Rear Garden
- Garage Converted To Utility/Storage & W/C

#### Entrance Hall

Composite door into hallway and stairs to first floor and access to lounge, diner and kitchen.

#### Lounge

13'1" x 9'10" (4.00 x 3.00)

Double glazed bay window, radiator. Fitted Wardrobes.

#### Diner

13'1" x 9'10" (4.00 x 3.00)

Open plan to Lounge and double glazed door to rear garden.

#### Kitchen

15'8" x 9'10" (4.8 x 3.00)

Double glazed window, wall and floor units with counters over, sink, integrated oven & hob. Access to rear garden, lobby, downstairs WC and storage.

#### Lobby

Lobby with access from kitchen to downstairs W/C and Garage

#### Downstairs W/C

Toilet, wash hand basin

#### Storage

The garage has been converted into a storage unit

#### Landing

Access to bathroom and bedrooms

- Beautifully Presented
- Ideal Family Home
- Council Tax Band B

#### Bedroom 1

11'1" x 7'10" (3.4 x 2.4)

Double glazed window, radiator.

#### Bedroom 2

9'10" x 8'10" (3.00 x 2.7)

Double glazed window, radiator.

#### Bedroom 3

6'10" x 5'10" (2.1 x 1.8)

Double glazed window, radiator.

#### Bathroom

6'10" x 6'10" (2.1 x 2.1)

Double glazed window, toilet, wash hand basin, bath with overhead shower and storage.

#### External

To the front off street parking, to the rear a garden mainly laid to lawn with enclosure fencing.

#### 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

#### Flood Risks

At the time of marketing this

- Freehold With No Onward Chain
- Builders Part Exchange Scheme
- EPC Rating D

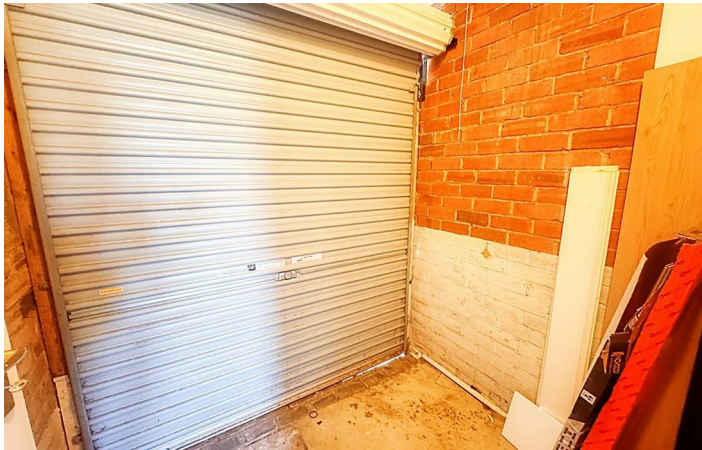
information is correct.

Yearly chance of flooding:

Surface water: Low Risk

Rivers and the sea: Very Low Risk

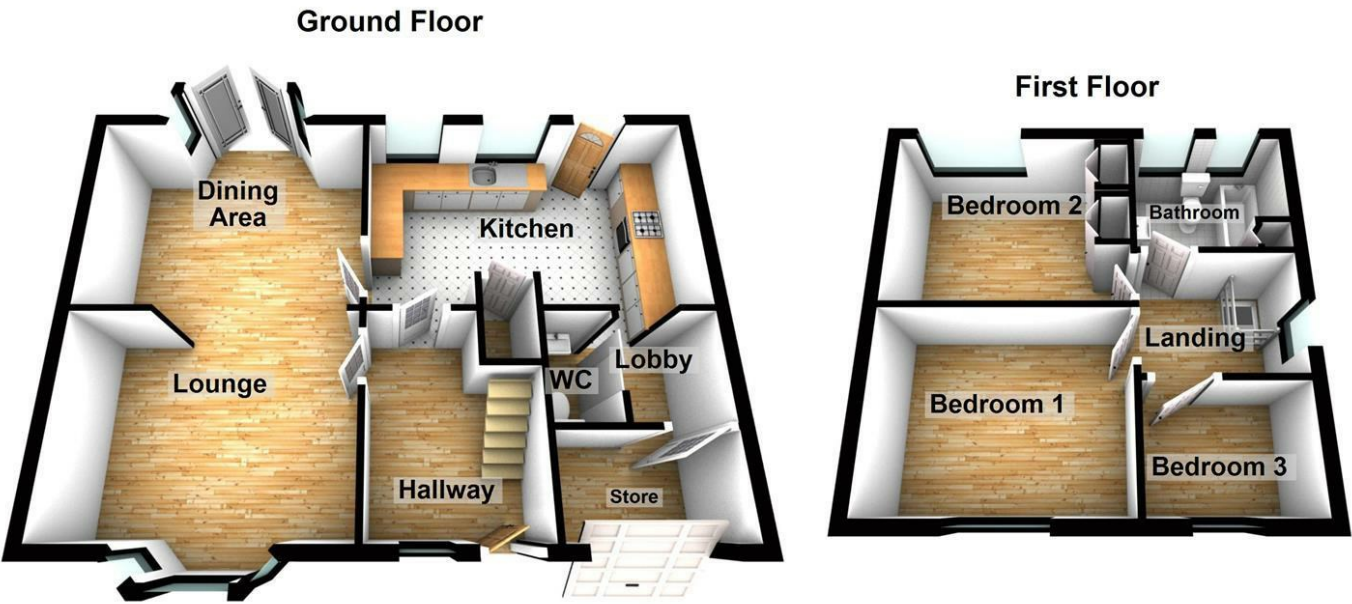








Floor Plan



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 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		
(81-91) B		81
(69-80) C	66	
(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	