



5 Bedford Avenue , Wallsend, NE28 8EF

** SOUTH WEST FACING REAR GARDEN ** THREE GOOD SIZE BEDROOMS ** GREAT FIRST BUY

** POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS ** CHAIN FREE **

** LOUNGE/DINING ROOM ** AMPLE SPACE FOR OFF STREET PARKING AND GARAGE **

** SOME UPDATING REQUIRED ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £180,000



- Freehold
- South Westerley Rear Garden
- Three Bedroom Terraced House
- Chain Free
- Popular location and Excellent Road Links
- Council Tax Band A
- Garage and Driveway Parking
- Great First Buy
- Energy Rating C

Entrance Hall

Timber entrance door, stairs to the first floor landing, double glazed window, understairs cupboard, radiator, access to kitchen and lounge .

Lounge

13'10" x 12'5" (4.22 x 3.79)

Double-glazed window, fireplace and radiator.

Dining Area

8'2" x 8'2" (2.49 x 2.49)

Double-glazed window and radiator, access to kitchen

Kitchen

11'9" x 7'11" (3.59 x 2.42)

Fitted with a range of wall and base units with work surfaces over, freestanding cooker, sink unit.

Double glazed window and door with access to outbuilding.

Outhouses

Outhouses, additional storage space.

Landing

Double glazed window.

Bedroom 1

12'5" x 10'2" (3.80 x 3.12)

Double Glazed window, radiator and fitted wardrobes.

Bedroom 2

9'3" x 9'3" (2.84 x 2.84)

Double Glazed window, radiator

Bedroom 3

8'8" x 8'8" (2.66 x 2.66)

Double Glazed window, radiator and fitted wardrobe.

Wet Room

7'4" x 5'0" (2.26 x 1.53)

Two double glazed windows, radiator, shower, WC and had wash basin

External

To the front there is a low maintenance garage and driveway parking for multiple vehicles. To the rear there is a garden with mature trees and shrubs and lawn and a detached garage,

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile Indoor: EE - Likely Three -

Limited 02 - Limited Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

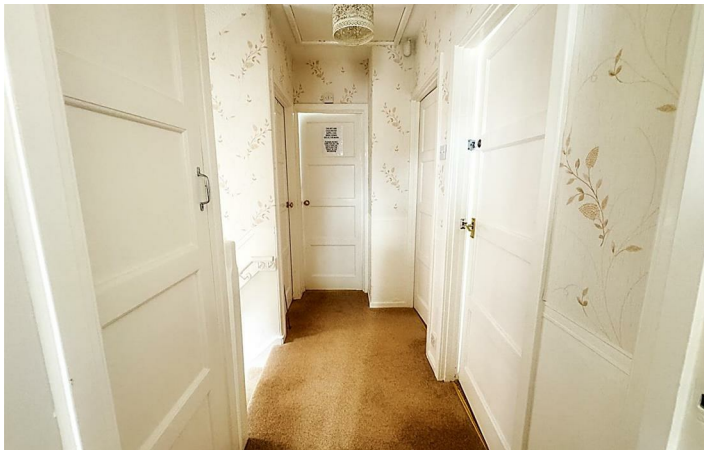
Rivers and the sea: Very low.

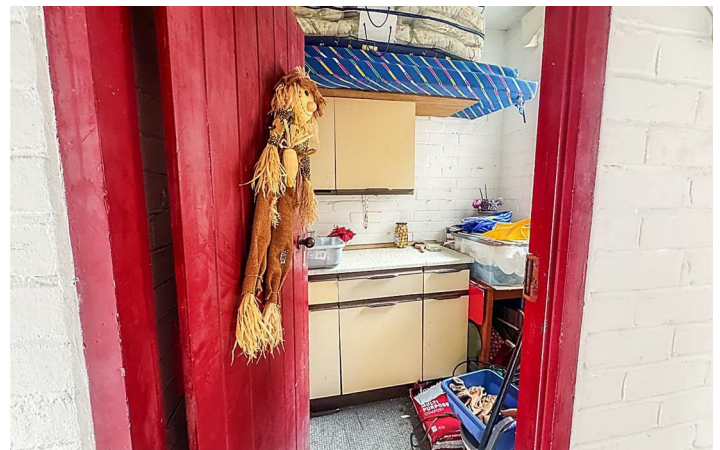
Surface water: Very low.

CONSTRUCTION:

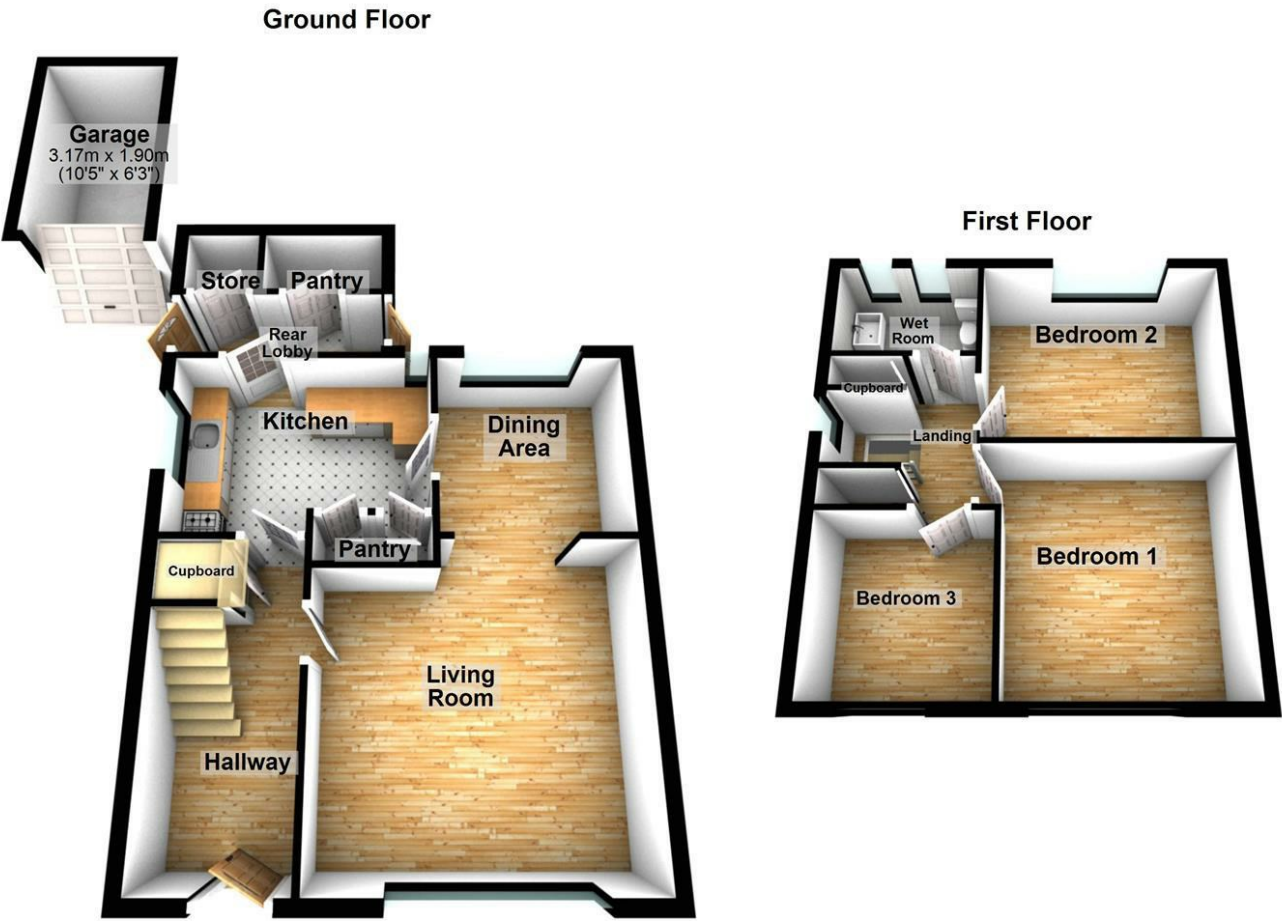
Traditional

This information must be confirmed via our surveyor.





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		82
(69-80) C	69	
(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	