



## 9 Amberdale Avenue

Walker, Newcastle Upon Tyne, NE6 4UF

\*\* FREEHOLD \*\* THREE BEDROOM TERRACED HOUSE \*\* CHAIN FREE \*\* UTILITY ROOM \*\*

\*\* DOWNSTAIRS WC \*\* ALLOCATED PARKING BAY \*\* REAR GARDEN \*\* EN-SUITE TO MASTER \*\*

\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND ROUTES INTO CITY CENTRE \*\*

\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Offers Over £170,000**



- Chain Free
- Three Bedroom Terrace House
- Downstairs WC and Utility Room
- Freehold
- Close to Local Amenities
- Council Tax Band B
- Great First Time Buy
- Allocated Parking Bay
- Energy Rating C

#### Entrance

Composite door, laminate flooring, radiator, access to lounge and stairs to first floor.

#### Lounge

13'8" x 11'1" max (4.18 x 3.38 max )  
Double glazed window, radiator, laminate flooring, access to Kitchen/Diner

#### Kitchen/Diner

14'3" x 8'2" (4.35 x 2.49 )  
Double glazed window, understairs cupboard, radiator, laminate flooring, range of base and wall unit with countertops, sink, built in oven and hob with extractor hood, access to utility room.

#### Utility Area

6'0" x 4'1" (1.83 x 1.25)  
Countertop, plumbed for washing machine, composite door giving access to rear garden, access to downstairs WC.

#### Downstairs WC

6'0" x 3'3" (1.83 x 1.00)  
Double glazed window, radiator, WC, hand wash basin.

#### Stars to first floor and landing

Radiator, access to two bedrooms and bathroom.

#### Bathroom

6'5" x 5'6" (1.96 x 1.68)  
Double glazed window, radiator, bath, WC and wash hand basin.

#### Bedroom 3

9'10" x 7'6" (3.01 x 2.30 )  
Double glazed window, radiator - rear elevation.

#### Bedroom 2

12'1" x 7'9" (3.70 x 2.38)  
Double glazed window, Radiator - front elevation.

#### Stairs to second floor

Double glazed window, stairs to master bedroom, cupboard.

#### Master Bedroom

12'4" into bay x 10'9" (3.77 into bay x 3.29 )  
Double glazed window, loft hatch, radiator.

#### En-suite

4'10" x 4'4" (1.49 x 1.33)  
Velux window, shower cubicle, WC, hand wash basin, radiator.

#### External

To the front of the property there is an allocated parking bay and to the rear of the property there is a low maintenance garden.

#### 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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home  
O2- Good outdoor and in-home  
Three- Good outdoor and in-home  
Vodafone Good outdoor, variable in-home

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

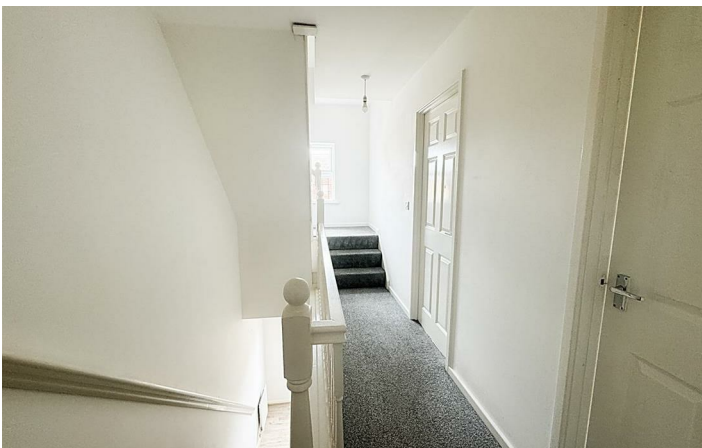
##### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

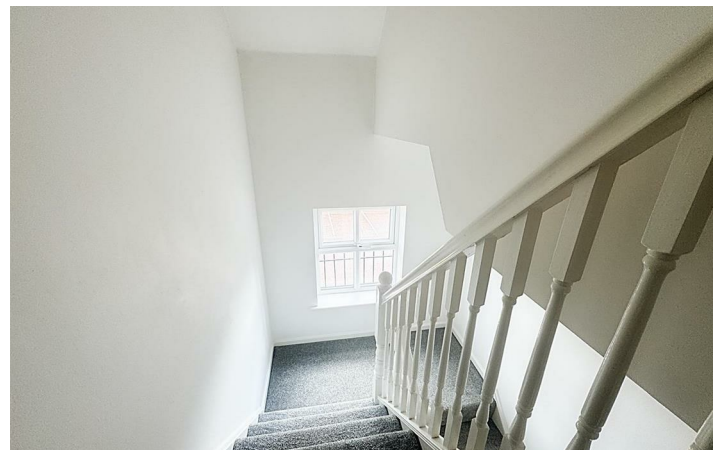
##### CONSTRUCTION:

Traditional  
This information must be confirmed via your surveyor and legal representative.

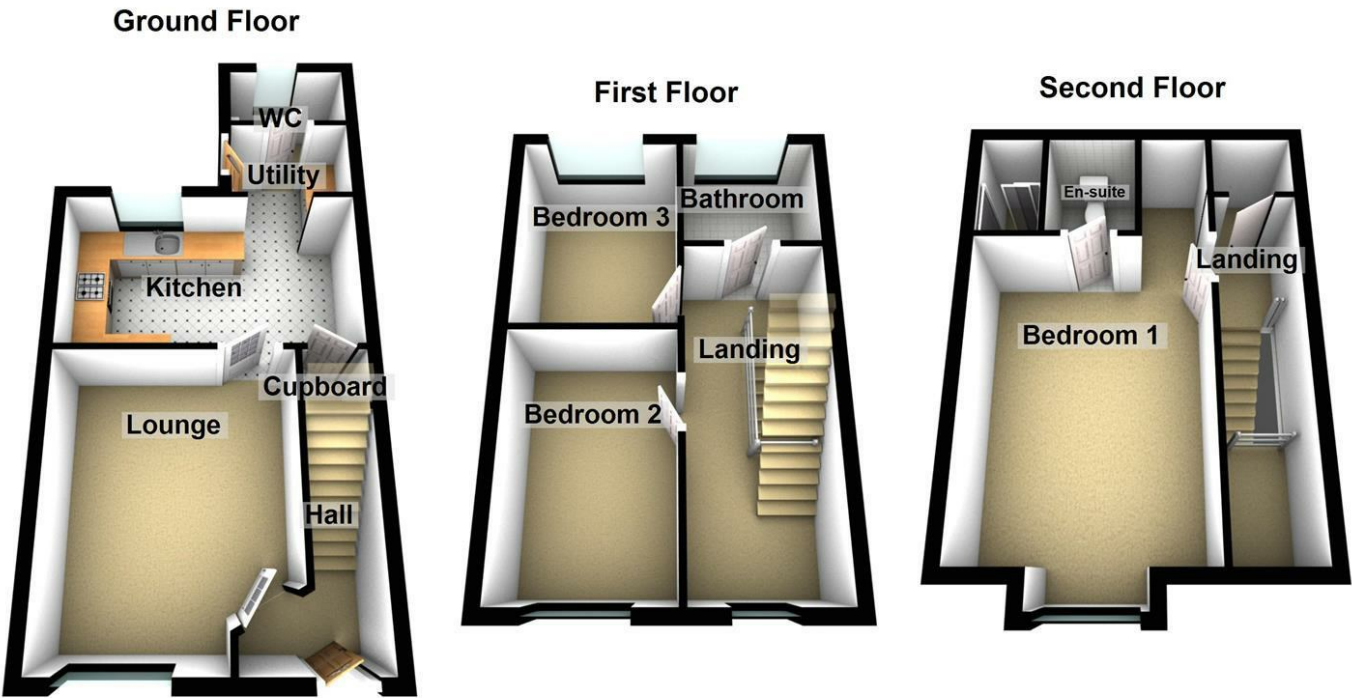








Floor Plan



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                                 |                         | 89        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      |           |
| (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 |           |