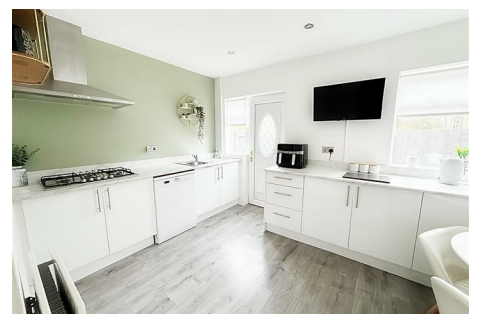




53 Waverdale Avenue , Newcastle Upon Tyne, NE6 4LA

** FREEHOLD ** THREE BEDROOM END TERRACE HOUSE ** READY TO MOVE INTO **

** GARDENS TO THREE SIDES ** MODERN FITTED KITCHEN ** UTILITY ROOM **

** DUAL ASPECT LOUNGE ** COUNCIL TAX BAND A ** ENERGY RATING D **

** CLOSE TO SCHOOLS, LOCAL AMENITIES AND TRANSPORT LINKS TO NEWCASTLE CITY CENTRE **

Offers Over £150,000



- Westerly Facing Rear Garden
- Three Bedroom Terrace House
- Close to, Schools, Local Amenities and Transport Links to City Centre
- Great First Time Buy
- Well Presented
- Utility Room
- Council Tax Band A
- Energy Rating D
- Freehold

Entrance Porch

6'5" x 3'7" (1.98 x 1.10)

UPVC Door, double glazed window, door into hallway

Hallway

Laminate Flooring, radiator, stairs to first floor, access to lounge and kitchen.

Lounge

17'10" x 11'1" (5.44 x 3.39)

Two double glazed windows, radiator, electric feature fire.

Kitchen

13'2" x 8'11" (4.03 x 2.72)

Fitted with modern range of base units and countertops, sink, five ring gas hob and extractor hood overhead, understairs cupboard, two double glazed windows, radiator, laminate flooring, UPVC door giving access to rear garden.

Utility

8'4" x 6'8" (2.55 x 2.05)

Range of base and wall units with built in oven, countertops, plumbed for washing machine. laminate flooring, double glazed window and radiator.

Stairs to First Floor

Landing

Double glazed window, loft access and access to bathroom and bedrooms

Bedroom 1

12'0" x 9'6" to robe (3.67 x 2.90 to robe)

Double glazed window, radiator, fitted wardrobes.

Bedroom 2

13'3" max x 12'0" max (4.04 max x 3.67 max)

Double glazed window, radiator.

Bedroom 3

8'10" x 7'0" (2.70 x 2.15)

Double glazed window, radiator, built in cupboard

Bathroom

11'0" max 5'5" max (3.36 max 1.66 max)

Two double glazed windows, ladder style radiator, part tiled and panelled walls, wash hand basin, WC and shower cubicle.

External

To the front there is on street parking and gardens to front, side and rear.

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, variable 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:

Surface water: Very low.

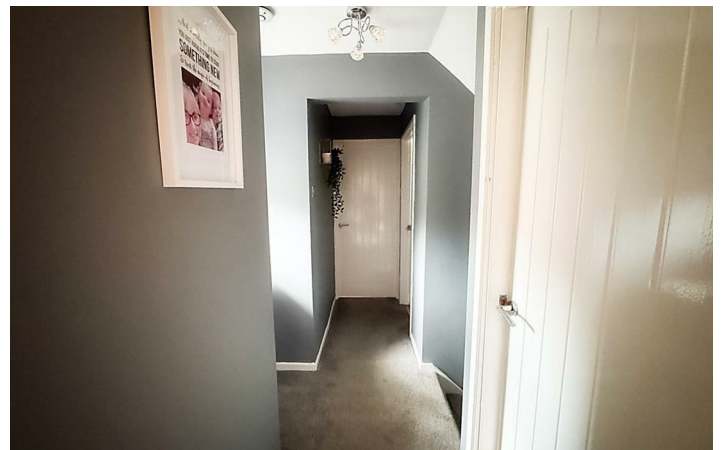
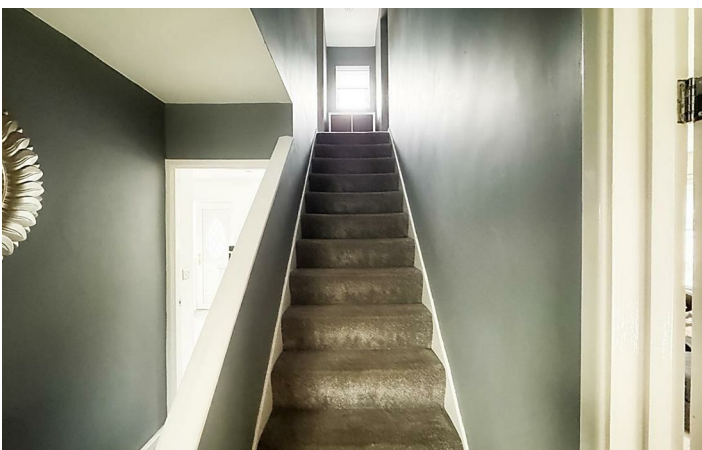
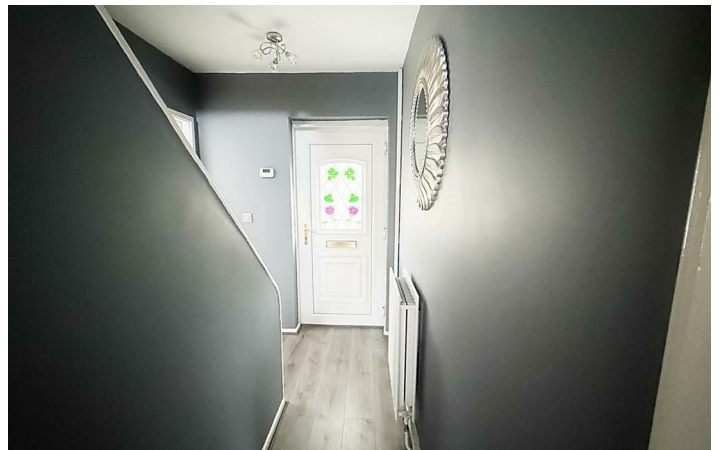
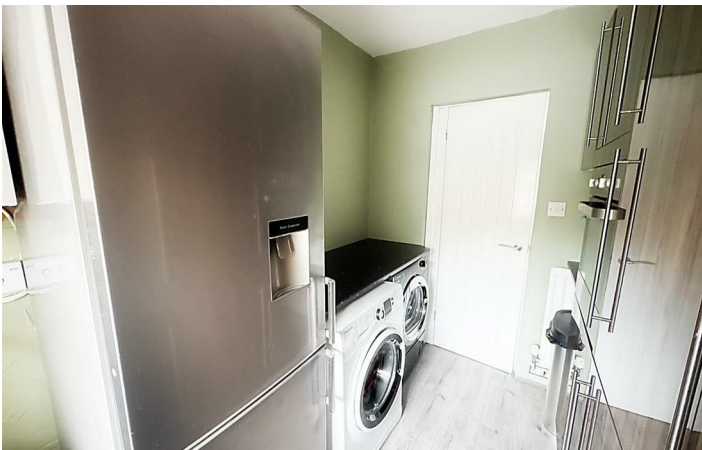
Rivers and the sea: Very low.

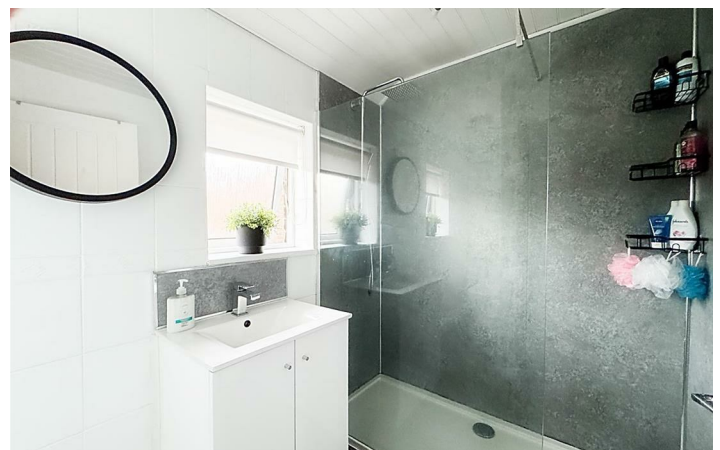
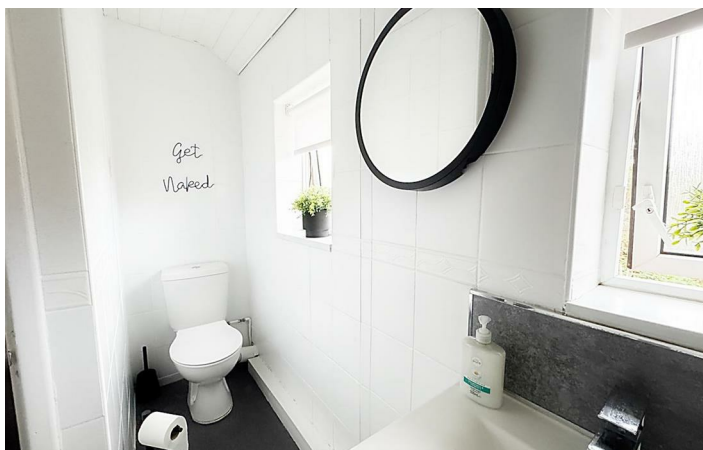
CONSTRUCTION:

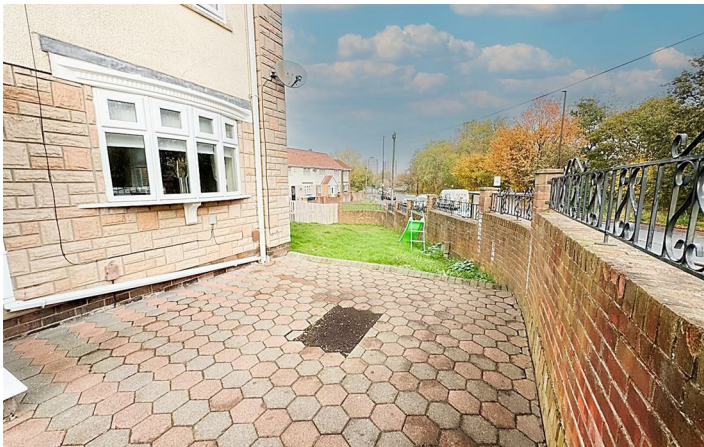
Traditional - Non Standard Construction.

This information must be confirmed

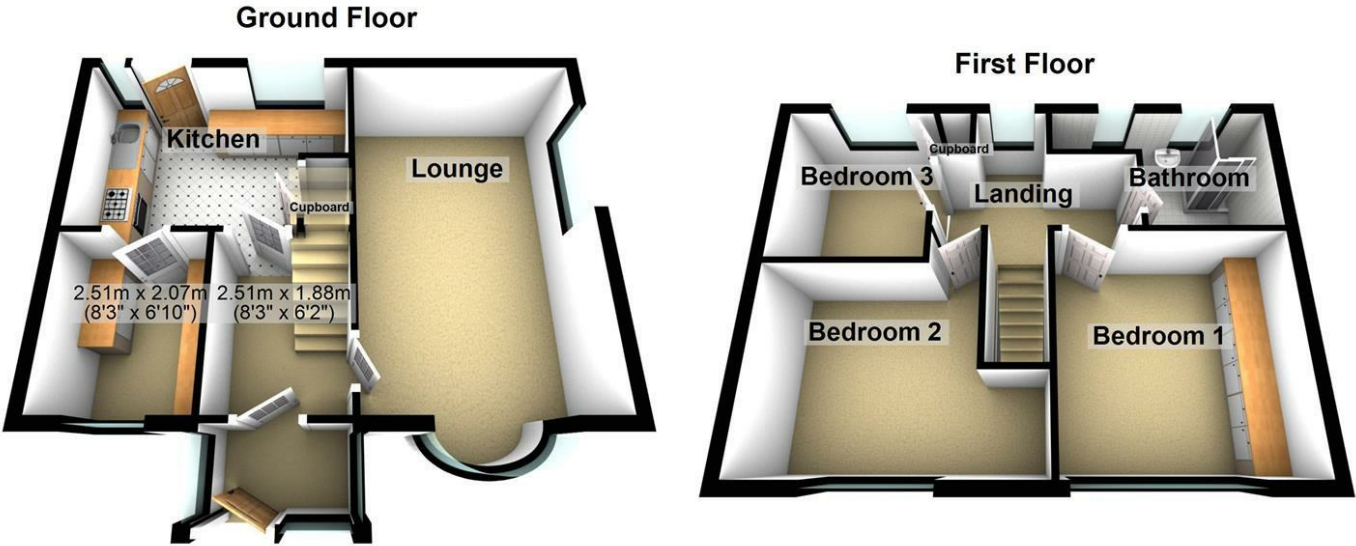
via your surveyor and legal representative.







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.

