



17 Edendale Avenue

Walker, Newcastle Upon Tyne, NE6 4LB

** TWO BEDROOM SEMI - DETACHED HOUSE ** GREAT FIRST TIME BUY ** CHAIN FREE **

** KITCHEN/DINING ROOM ** GARDENS TO FRONT AND REAR ** OFF STREET PARKING TO FRONT **

** BOX ROOM / OFFICE / STORAGE ROOM ** NEWLY DECORATED THROUGHOUT ** FREEHOLD **

** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £150,000



- Two Bedroom Semi Detached House
- Ideal First Time Buy
- Council Tax Band A
- Off Street Parking To Front
- Box Room/Office/Storage
- Freehold
- Gardens Front & Rear
- Chain Free
- Energy Rating D

Hallway

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

Lounge

16'2" x 11'5" (4.93 x 3.48)

Double glazed bay window, radiator.

Kitchen/Diner

18'11" x 9'4" (5.77 x 2.85)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit.

Double glazed window, radiator and double glazed patio doors leading out to the rear garden.

Landing

Double glazed window.

Bedroom 1

14'1" max x 11'5" (4.30 max x 3.48)

Double glazed window, radiator.

Bedroom 2

11'5" x 7'6" (3.49 x 2.29)

Double glazed window, cupboard, radiator.

Box Room/ Office/Storage

7'1" max x 3'10" l shaped (2.16 max x 1.17 l shaped)

A small room which could be used as a walk-in wardrobe, office space or storage.

Bathroom

6'11" x 6'3" max (2.13 x 1.91 max)

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

External

Externally there is a low maintenance garden to the front together with space for off street parking. The rear garden has lawn, decking, a paved patio and a shed for storage.

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>

EE-Good outdoor and in-home

O2-Good outdoor, variable in-home

Three-UK-Good outdoor and in-home

Vodafone_Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

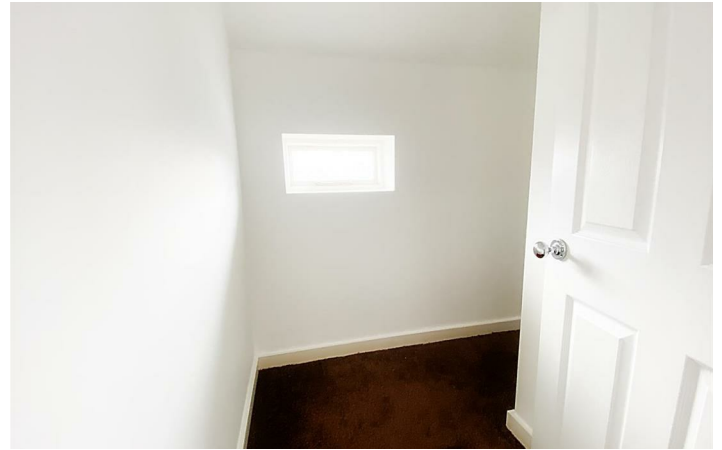
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

Traditional

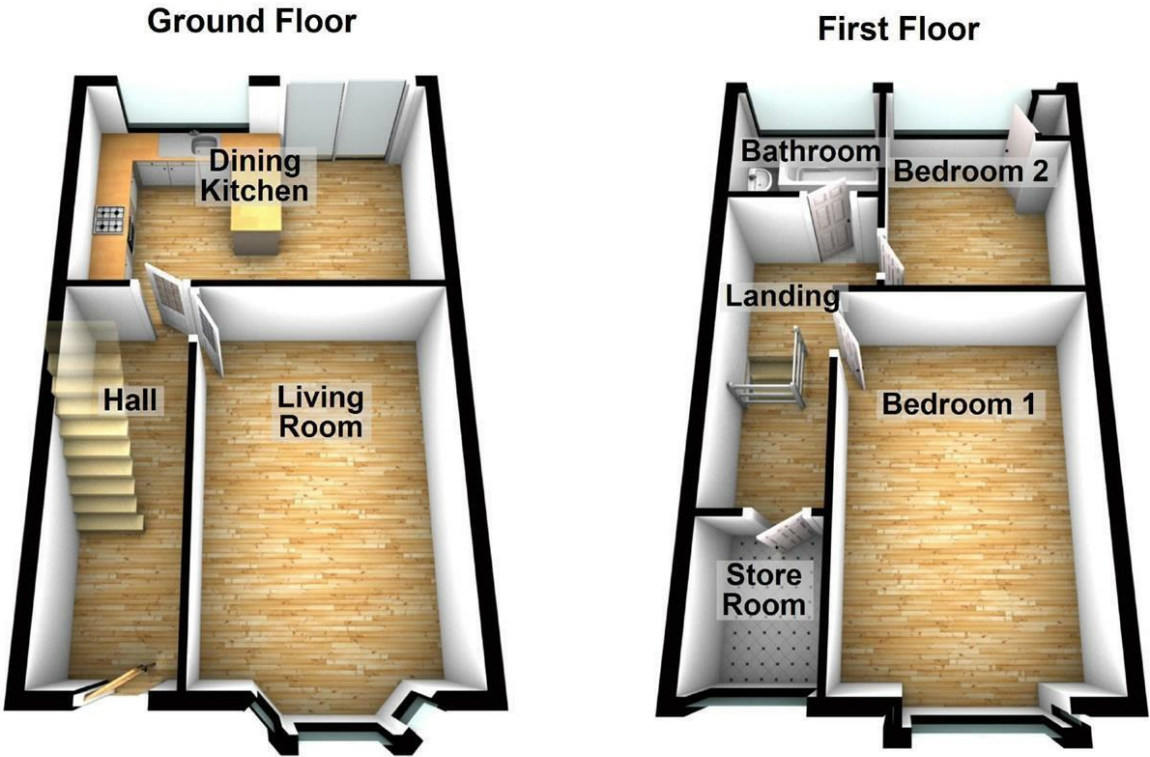
This information must be confirmed via your surveyor and legal representative.







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		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC