



55 Waverdale Avenue , Newcastle Upon Tyne, NE6 4LA

** THREE BEDROOM END TERRACE HOUSE ** PART OF BUILDERS PART EXCHANGE SCHEME **

** DOWNSTAIRS CLOAKS/WC ** MODERN KITCHEN & BATHROOM ** IDEAL FIRST BUY **

** CLOSE TO LOCAL SCHOOLS & BUS SERVICES TO NEWCASTLE CITY CENTRE ** FREEHOLD **

** SOUTHERLY ASPECT GARDEN TO REAR ** COUNCIL TAX BAND A ** ENERGY RATING C **

Price £144,950



- Three Bedroom End Terrace House
- Close To Local Schools & Bus Services
- Builders Part Exchange Scheme
- Downstairs Cloaks/WC
- Beautifully Presented
- Modern Kitchen & Bathroom
- Southerly Aspect Garden To Rear

Hallway

Double glazed composite entrance door, stairs to the first floor landing, part panelled walls, tiling to floor, radiator.

Cloaks/WC

6'7" x 3'6" (2.02 x 1.07)

WC and wash hand basin with fitted furniture surrounding, tiling to walls and floor, double glazed window, ladder style radiator.

Lounge

5.45 x 3.40

Double glazed windows to both the front and rear elevation, radiator.

Kitchen

12'0" max x 13'10" max L shaped (3.67 max x 4.23 max L shaped)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated dishwasher, fridge/freezer and dryer, sink unit. Double glazed window, cupboard, tiling to floor and double glazed French doors leading out to the rear garden.

Landing

Double glazed window.

Bedroom 1

3.73 x 3.42

Double glazed window, radiator.

Bedroom 2

2.61 x 4.03

Double glazed window, radiator.

Bedroom 3

2.73 x 2.18

Double glazed window, cupboard, radiator.

Bathroom

1.66 x 3.40 L shaped

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed windows, tiling to walls and ladder style radiator.

External

Externally there are gardens to the front, side and rear, the rear garden is south facing.

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, variable in-home

O2-Good outdoor, variable in-home

• Energy Rating C
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

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

FLOOD RISK:

Yearly chance of flooding:

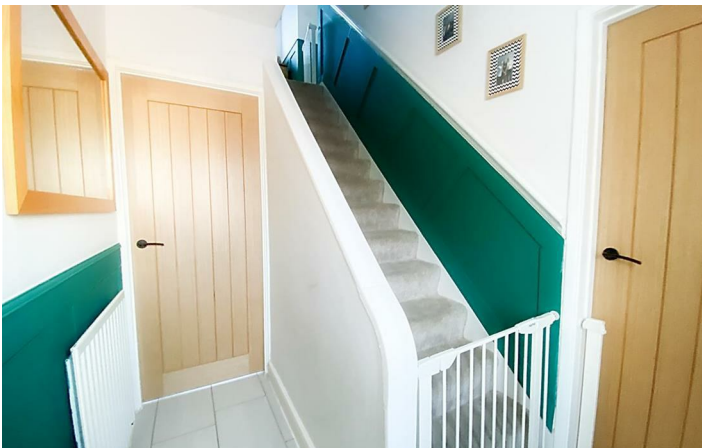
Surface water: Very low.

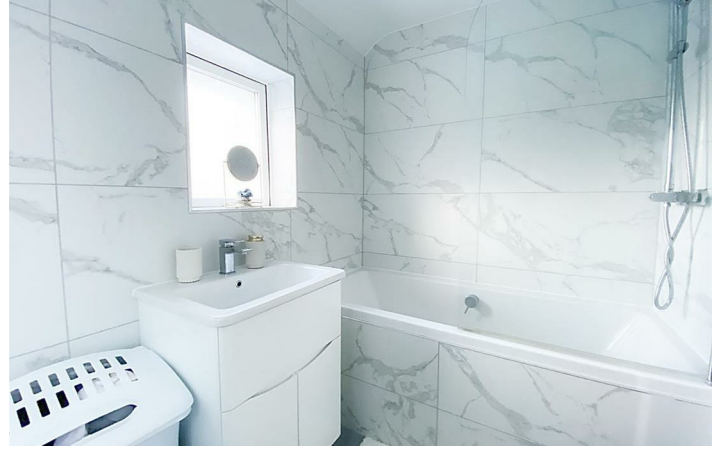
Rivers and the sea: Very low.

CONSTRUCTION:

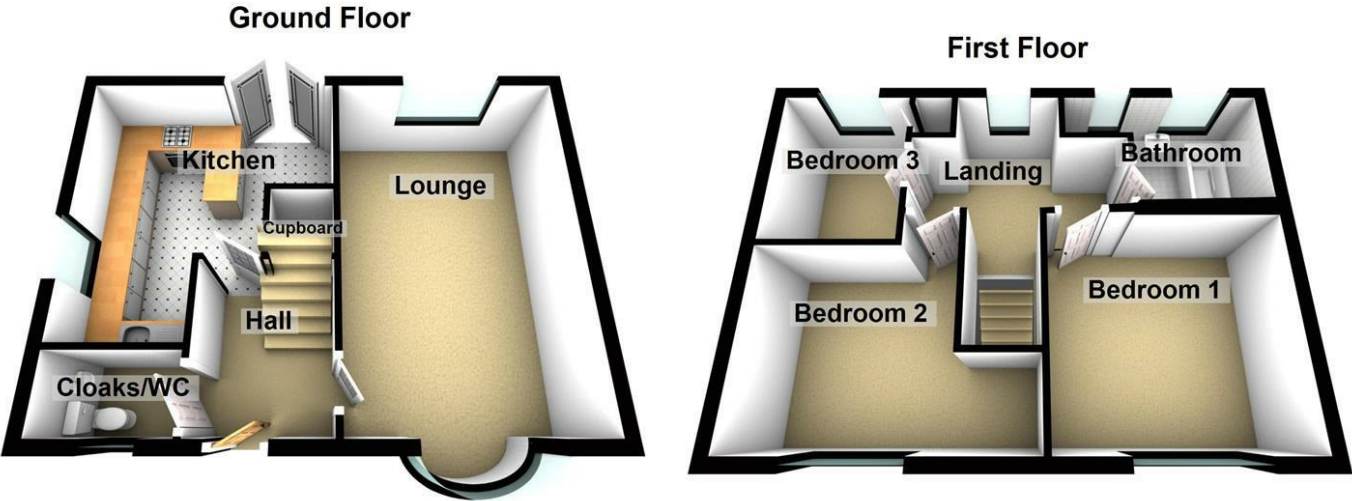
Traditional

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		
(81-91) B		84
(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	