

# RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

4 FIRTREES AVENUE HOWDON WALLSEND NE28 0AX



- SPACIOUS CORNER PLOT
- THREE BEDROOMS
- EPC RATING TBC

- SEMI DETACHED
- DRIVE AND GARAGE
- COUNCIL TAX BAND A

**Price £220,000**

# 4 FIR TREES AVENUE HOWDON WALLSEND NE28 0AX

Welcome to Firtrees Avenue, Howdon, Wallsend - a charming location for this delightful semi-detached house. This property boasts two reception rooms and three bedrooms. Parking for two cars.

The property is set on a corner plot, this home offers a sense of privacy and a lovely outdoor space for you to enjoy. The property's location provides an easy commute to the Tyne Tunnel and A19, making travel a breeze for those who needs to get around.

Comprises of, a entrance porch entered via a double glazed door, light and spacious lounge with four double glazed windows, hallway, dining room, galley style fitted kitchen, double glazed sliding door to the sun room, door to the store room. First floor landing, three bedrooms, modern family bathroom. Externally there are pretty wrap around gardens and a double paved drive, single garage which can be access through the garden.

## GROUND FLOOR

### PORCH

Entered via a double glazed door, double glazed windows, wood door to;

### HALL

Radiator, wood flooring.



### LOUNGE

16'4 x 15'10 (4.98m x 4.83m)

Light and spacious lounge with four double glazed windows, radiator, ceiling rose and coving, electric pebble effect fire with marble back and hearth.



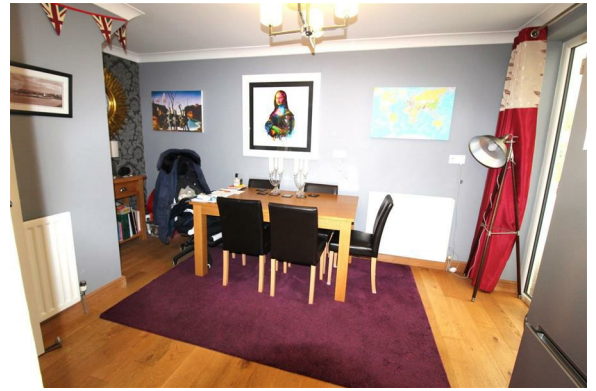


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## DINING ROOM

9'7 x 14'10 narrowing to 10'9 (2.92m x 4.52m narrowing to 3.28m)

Two radiators, wood flooring, coving, double glazed sliding door.



## KITCHEN AREA

Range of wall, drawer and base units with complimenting work tops, eye level oven, hob with extractor fan above, tiled floor.



## SUN ROOM

5'1 x 17'1 (1.55m x 5.21m)

Tiled flooring, plumbed for washing machine, double glazed windows, double glazed sliding door to the courtyard, door to the storeroom.



## FIRST FLOOR

### LANDING

Coving.



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## BEDROOM ONE

10'8 x 14'1 (3.25m x 4.29m)

Double glazed window, radiator, access to the loft via pull down ladders.



## BEDROOM TWO

11'5 x 7'10 (3.48m x 2.39m)

Double glazed window, radiator.



## BEDROOM THREE

8'9 x 8'5 (2.67m x 2.57m)

Double glazed window, radiator.



## BATHROOM

Bath with shower over, low level wc, wash hand basin, tiled floor, tiled walls, double glazed window, heated towel rail,



## EXTERNALLY





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## FRONT

Garden to the front with shrubs and hedging around.



## SIDE

garden to the side with hedging around.



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## DRIVE AND GARAGE

Paved double drive providing off street parking leading to the single garage with up and over door, power and lighting.



## COURTYARD

Enclosed paved courtyard to the rear with a door to the garage.



## TENURE:

WE UNDERSTAND THE PROPERTY IS FREEHOLD. HOWEVER, WE ARE NOT QUALIFIED TO VERIFY THE TENURE ON ANY PROPERTY AND YOUR SOLICITOR SHOULD BE CONSULTED REGARDING THIS.

## MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

## PLEASE NOTE:

Your home may be repossessed if you do not keep up repayments on your mortgage.

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application

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## STANDARD INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they do not constitute part or all of an offer or contract.

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

## MATERIAL INFORMATION ASHINGTON

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regards to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage Supply - Mains

Heating - Mains GCH

Broadband - Available - Including Ultrafast broadband. (Ofcom Broadband checker August 2024)

Flood Risk - River and Sea - Low Risk

Planning Permission - There are currently No planning permission for the property

<https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on coalfield. Your legal advisor will be able to advise you of any implications of this.

There has been no failed transactions on the property, please contact us should you wish further information.

## VIEWING

BY APPOINTMENT WITH OUR ASHINGTON OFFICE (01670) 812145/ashington@rickard.uk.com. 6451A

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MORTGAGE

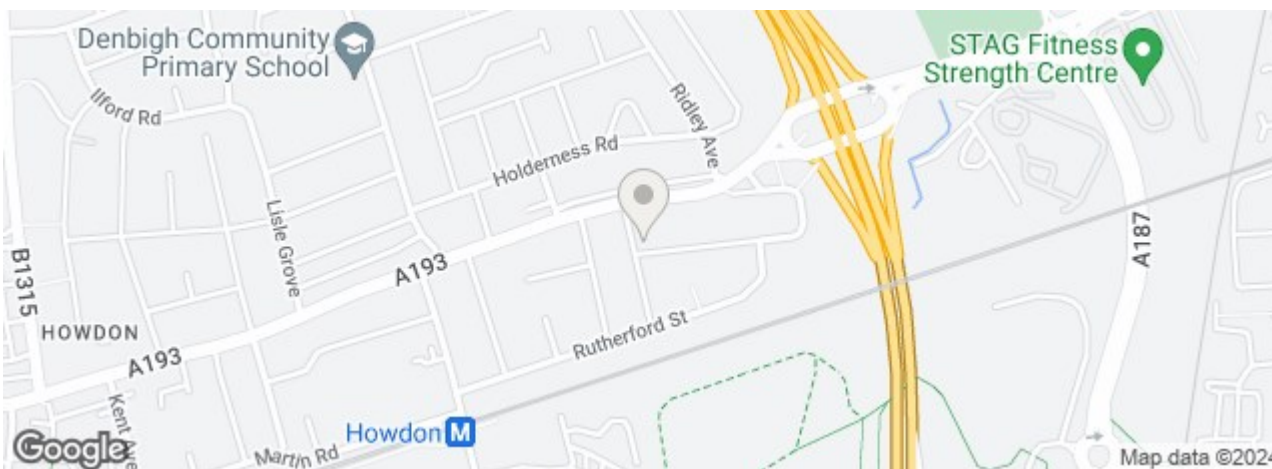
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# Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



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