



39 Borrowdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4HL

** THREE BEDROOM SEMI DETACHED HOUSE ** CHAIN FREE ** OFF STREET PARKING TO FRONT **

** SOUTH WESTERLY FACING GARDEN TO REAR ** TWO RECEPTION ROOMS & SUN ROOM **

** SPACIOUS ENTRANCE AREA ** BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE **

** SOME UPDATING REQUIRED ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING TBC **

Price £170,000



- Three Bedroom Semi Detached House
- Sun Room To Rear

• Council Tax Band B
Entrance Area

12'3" x 9'11" (3.74 x 3.03)

Double glazed entrance door with window to the side, stairs to the first floor landing, coving and rose to ceiling, laminate flooring, radiator.

Kitchen

11'5" x 9'10" min (3.50 x 3.02 min)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed windows, cupboards, laminate flooring, radiator and double glazed door leading to the rear garden.

Dining Area

11'0" x 9'10" + bay (3.37 x 3.02 + bay)

Double glazed bay window, coving and rose to ceiling, laminate flooring, radiator.

Lounge Area

13'1" x 11'10" (4.01 x 3.61)

Double doors leading into the sun room, laminate flooring, coving and rose to ceiling, radiator.

Sun Room

12'7" x 12'2" (3.85 x 3.73)

Double glazed windows and door leading out to the rear garden, power points and lighting, radiator.

- Spacious Entrance Area

- South Westerly Aspect Rear Garden

• Freehold
Landing

Double glazed window, coving and rose to ceiling.

Bedroom 1

13'3" x 12'9" max (4.05 x 3.90 max)

Double glazed window, radiator.

Bedroom 2

12'4" x 9'11" + bay (3.77 x 3.04 + bay)

Double glazed window, radiator.

Bedroom 3

11'0" x 10'1" (3.36 x 3.08)

Double glazed window, radiator.

Bathroom

10'4" x 5'11" (3.17 x 1.82)

Comprising; bath with shower head attachment, WC and wash hand basin, double glazed windows, tiling to walls, radiator.

External

Externally there is a garden to the front together with space for off street parking. The rear garden is south westerly facing and is laid to lawn, has a paved patio area and an outbuilding for storage.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe

- Two Reception Rooms

- Off Street Parking - Chain Free

- Energy Rating TBC this information is correct, for further

information please visit

<https://checker.ofcom.org.uk>

EE-Good outdoor, variable in-home

O2-Good outdoor and in-home

Three-UK-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: Low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

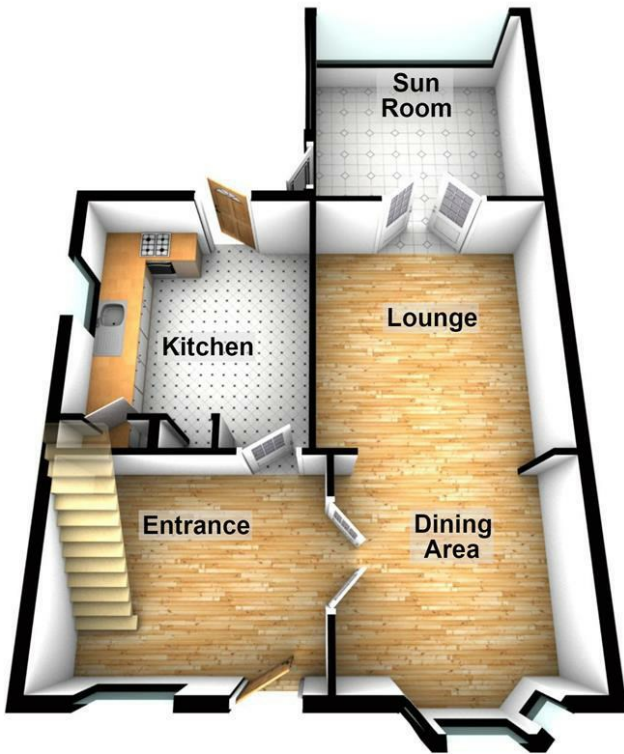
This information must be confirmed via your surveyor and legal representative.





Floor Plan

Ground Floor



First Floor



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	