



49 Rae Avenue

Kings Estate, Wallsend, NE28 9JP

- KINGS ESTATE • TWO DOUBLE BEDROOMS • A GREAT FIRST TIME BUY • EXTENDED TO REAR •
- CHAIN FREE • MODERN KITCHEN/DINER • UTILITY AREA • PRIVATE WEST FACING REAR GARDEN •
- CLOSE TO THE RISING SUN COUNTRY PARK • CLOSE TO SHOPPING FACILITIES & BUS SERVICES •
- COUNCIL TAX BAND A • 999 YEAR LEASE FROM 01/05/1936 • ENERGY RATING D •

Offers Around £165,000



- Two Bedroom Semi Detached House
- Westerly Aspect Rear Garden
- 999 Year Lease

Porch

Double glazed entrance door with windows to the side, inner door leading into the lobby.

Lobby

Stairs to the first floor, laminate flooring, radiator.

Lounge

13'1" x 11'4" (4.01 x 3.46)

Double glazed window, wall mounted electric fire, laminate flooring, radiator.

Kitchen Area

9'4" x 8'0" (2.85 x 2.46)

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

Dining Area

13'5" x 8'2" (4.11 x 2.50)

Double glazed window, laminate flooring, radiator.

Utility

22'8" x 4'7" (6.93 x 1.42)

Base unit with work surface over and plumbed for washing machine, external doors leading to both the front and rear.

- Close To The Rising Sun Country Park
- Utility Area
- Council Tax Band A

Bedroom 1

13'1" x 9'9" min (4.01 x 2.99 min)

Double glazed window, laminate flooring, cupboard and radiator.

Bedroom 2

9'7" x 8'10" (2.94 x 2.71)

Double glazed window, laminate flooring, radiator.

Bathroom

6'7" x 5'6" (2.02 x 1.70)

Comprising; bath with shower over, WC and wash hand basin, double glazed window, tile effect panelling to walls, ladder style radiator.

External

Externally the front is paved and there is a westerly aspect garden to the rear which is mostly laid to lawn.

Lease Information

The property has a 999 year lease dated from 01/05/1936. Ground rent is £3.14 per year.

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-Variable outdoor

- Modern Kitchen/Diner
- Great First Time Buy
- Energy Rating D

Three-UK-Good outdoor, variable 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:

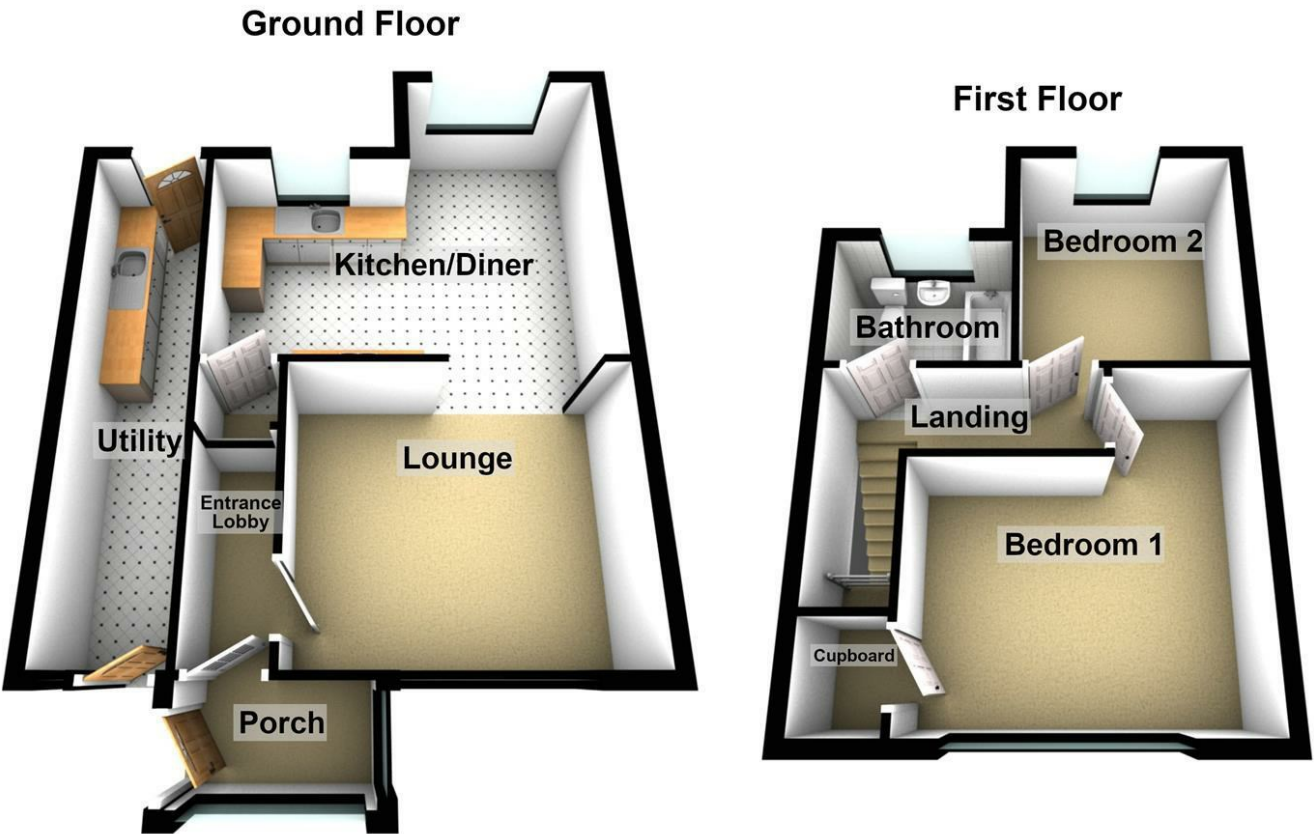
Traditional

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	59	86
(81-91) B		
(69-80) C		
(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 