

## 81 Cheadle Avenue

Hadrian Park, Wallsend, NE28 9QT

\*\* THREE BEDROOM MID TERRACE HOUSE IN A HIGHLY POPULAR LOCATION \*\* CHAIN FREE \*\*

\*\* GARAGE IN NEARBY BLOCK \*\* ROAD LINKS TO NEWCASTLE CITY CENTRE & THE COAST \*\*

\*\* NICELY SITUATED WITH GRASSED AREAS SURROUNDING \*\* GARDENS FRONT & REAR \*\*

\*\* IDEAL 1ST BUY \*\* 999 YEAR LEASE FROM 1964 \*\* COUNCIL TAX BAND B \*\* EPC RATING C \*\*

**Price £150,000**



- Three Bedroom Mid Terrace House
- Gardens Front & Rear
- 999 Year Lease From 1964

#### Entrance Porch

Double glazed entrance door with window to the side, cupboard and inner door leading into the lounge.

#### Lounge

15'10" x 13'2" (4.84 x 4.03)

Double glazed window, fireplace with electric fire, stairs to the first floor landing, radiators.

#### Kitchen/Diner

15'9" x 10'9" (4.82 x 3.30)

Fitted with wall and base units with work surfaces over and sink unit, double glazed window, radiators and double glazed door to the rear gardens with window to the side.

#### Landing

Cupboard and access to the loft.

#### Bedroom 1

12'1" x 9'5" (3.70 x 2.89)

Double glazed window, radiator.

#### Bedroom 2

12'1" into robe x 8'11" (3.70 into robe x 2.73)

Double glazed window, fitted sliding door wardrobes, laminate flooring, radiator.

#### Bedroom 3

7'9" x 6'9" (2.37 x 2.06)

Double glazed window, radiator.

- Great Starter Home

- Garage In Nearby Block

- Council Tax Band B

#### Shower Room

Comprising; shower cubicle, WC and wash hand basin, double glazed window, tiling to walls, radiator.

#### External

Externally there is a garden to the front which is mostly laid to lawn.

The rear garden is paved for low maintenance and has a rear access gate. There is also a single garage situated in a nearby block.

#### 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 and in-home

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.

- Kitchen/Dining Room

- Chain Free

- Energy Rating C

Rivers and the sea: Very low.

#### CONSTRUCTION:

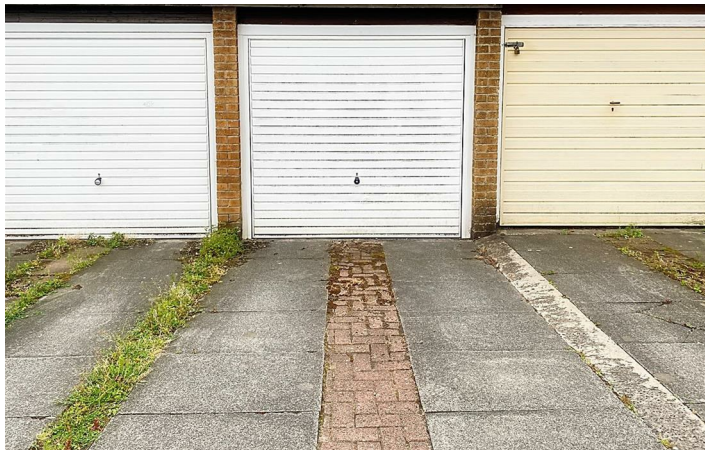
Traditional

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

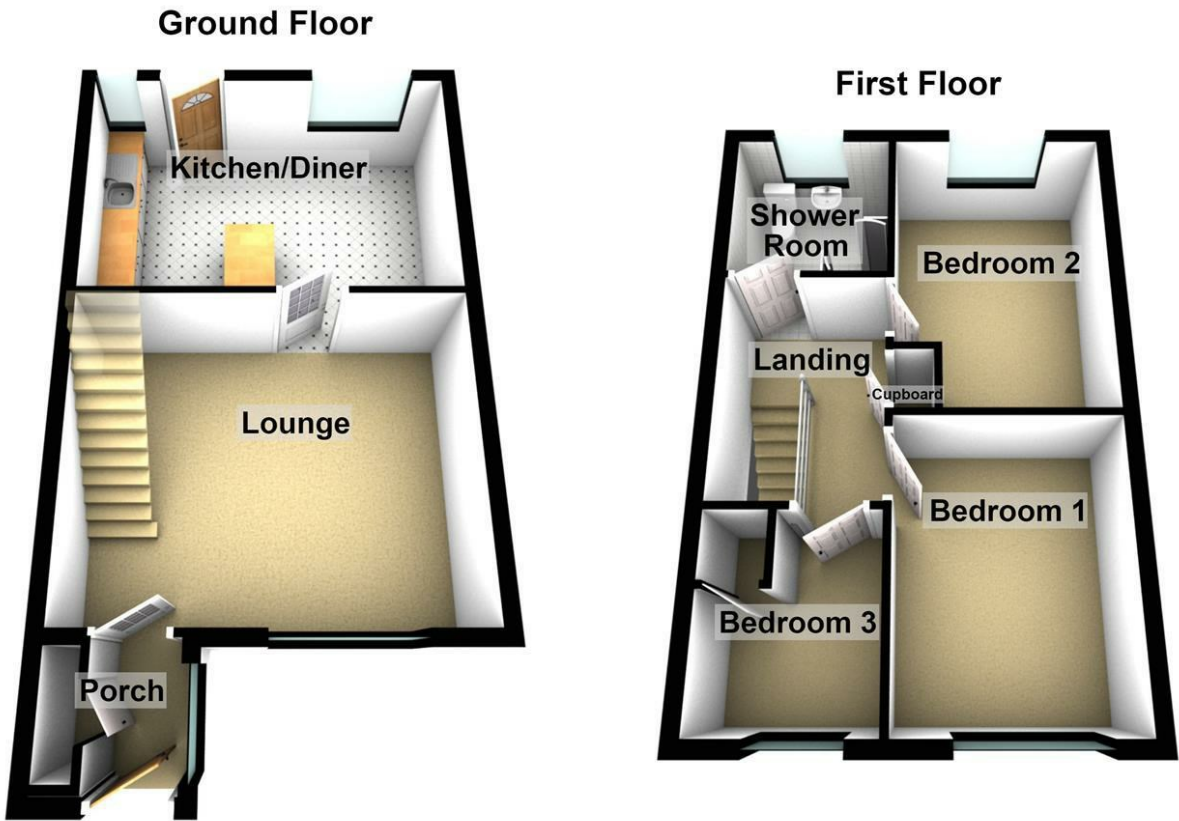
#### Lease Information

We have been advised this property is leasehold 999 years from 01/06/1964. Annual Ground rent is £25.00.





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                                   |                         | 82        |
| (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 |           |