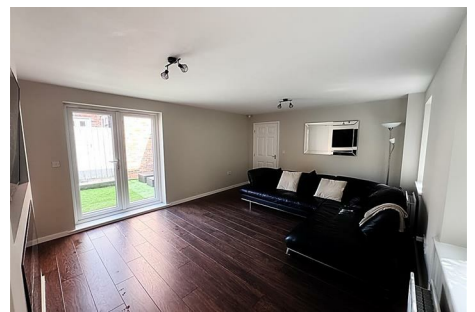




19 Amberdale Avenue , Walkerdene, NE6 4UF

SUPERBLY PRESENTED • DECEPTIVELY SPACIOUS • GREAT FIRST BUY OR FAMILY HOME

MODERN KITCHEN WITH INTEGRATED APPLIANCES • THREE GOOD SIZED BEDROOMS

CLOSE TO LOCAL AMENITIES, SCHOOLS AND GREAT TRANSPORT LINKS TO NEWCASTLE CITY COUNCIL

DOWNSTAIRS WC • FAMILY BATHROOM • ENSUITE TO MASTER BEDROOM • ALLOCATED PARKING

FREEHOLD • COUNCIL TAX BAND C ENRGY RATING C

Offers Over £195,000



- Three Good Sized Bedrooms
- Deceptively Spacious
- Freehold
- Modern Kitchen with Integrated Appliances
- En-Suite To Master Bedroom
- Energy Rating C
- Ready To Move Into
- Allocated Parking Bay
- Council Tax Band C

Entrance Hallway

Double glazed entrance door, laminate flooring, two storage cupboards, stairs to the first floor landing, radiator.

WC

3'3" x 6'0" (0.99 x 1.83)

Comprising; WC, wash hand basin, double glazed window, radiator.

Lounge

17'7" x 13'5" (5.36 x 4.10)

Spacious lounge with laminate flooring, double glazed windows, radiators, double glazed French doors opening out to the rear garden.

Kitchen/Diner

16'11" x 13'5" (5.16 x 4.09)

Fitted with a modern range of wall and base units with work surfaces over, integrated microwave oven, oven and island which includes induction hob with extractor, sink unit, integrated washing machine, integrated fridge freezer, part tiled walls, laminate flooring, two double glazed windows, radiator and double glazed french doors to the rear garden.

Stairs to First Floor

Leading too..

Landing

Storage cupboard, double glazed window, radiator.

Bedroom One

13'6" x 12'7" max (4.12 x 3.83 max)

Double glazed windows, radiators, access to en-suite.

En-suite

5'9" x 6'10" max into shower (1.76 x 2.08 max into shower)

Comprising shower cubicle, WC, wash hand basin, part tiled walls, double glazed window, radiator.

Bedroom Two

7'6" x 13'7" (2.29 x 4.13)

Double glazed windows, radiators.

Bedroom Three

6'10" x 10'3" (2.08 x 3.13)

Double glazed windows, radiator.

Bathroom

9'7" max x 6'9" (2.92 max x 2.05)

Fitted with a three piece suite comprising; bath with shower over, WC, wash hand basin, part tiled walls, double galzed window, radiator.

External

Externally there is a fenced garden area to the front. The rear garden has a fenced perimeter with gated access to allocated parking bay, aritificial turf and patio area .

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>

Results for 19, AMBERDALE AVENUE

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- 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.

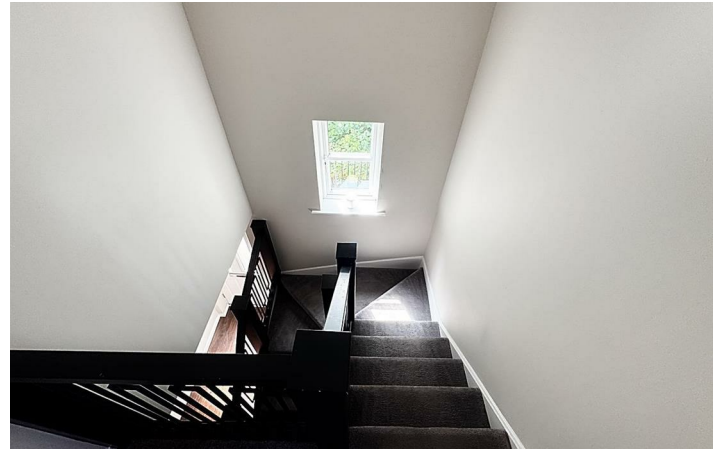
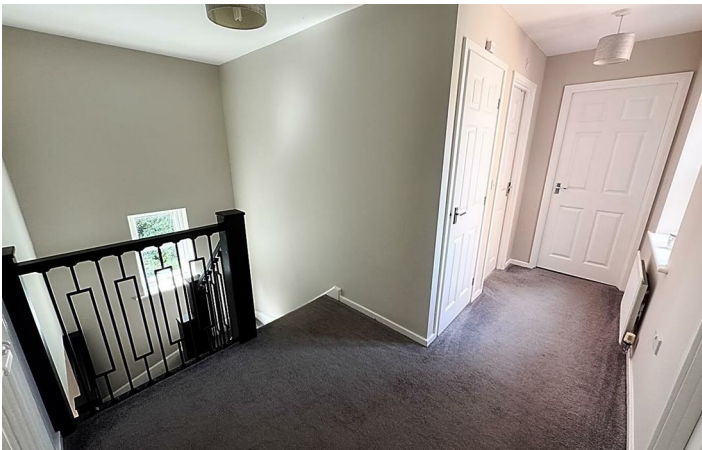
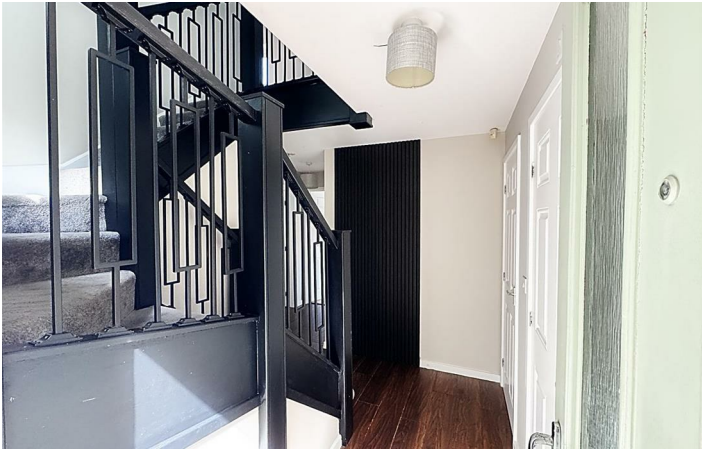
FLOOD RISK:

Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Low.

CONSTRUCTION:

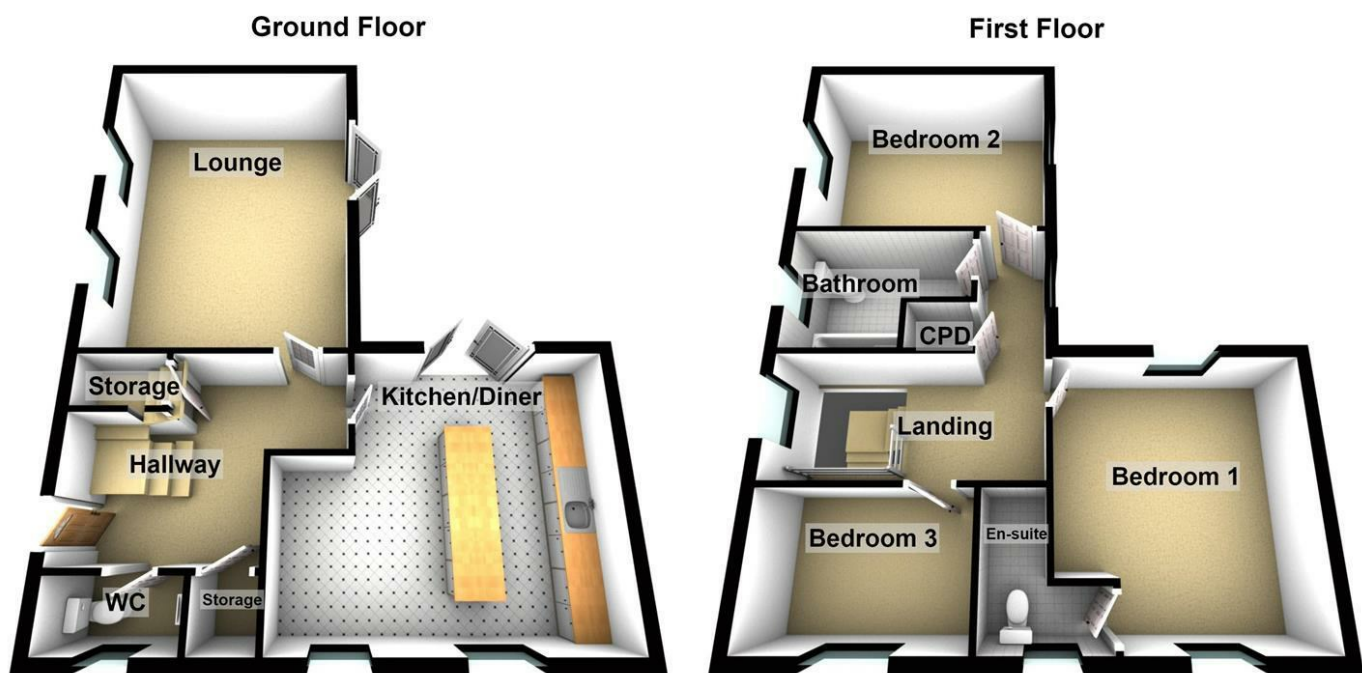
Traditional

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		86
(81-91) B		
(69-80) C	76	
(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