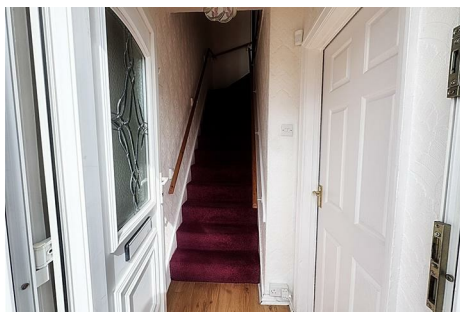




55 Wilton Avenue

Walker, Newcastle Upon Tyne, NE6 2TT

GREAT FIRST TIME BUY OR INVESTMENT • TWO DOUBLE BEDROOMS • SHOWER ROOM

GOOD SIZE LOW MAINTENANCE REAR GARDEN • DRIVEWAY PARKING • FREEHOLD •

CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS TO NEWCASTLE CITY CENTRE

COUNCIL TAX BAND A • ENERGY RATING TBC

Offers Over £105,000



- Chain Free
- Shower Room

- Great First Buy or Investment
- Low Maintenance Rear Gardens

- Two Double Bedrooms
- Driveway Parking

- Freehold

- Council Tax Band A

- Energy Rating TBC
- purchasers contact the relevant suppliers before proceeding to purchase the property.

Entrance

UPVC door into inner lobby, access to lounge and stairs to first floor

Shower Room

6'3" x 5'10" (1.92 x 1.80)
Corner shower cubicle, wash hand basin set in vanity unit and WC.

Lounge

13'6" x 12'9" max (4.12 x 3.91 max)
Two double glazed windows, laminate flooring, feature fireplace and radiator

External

To the front of the property there is a gated driveway for off street parking and to the rear there is a low maintenance garden.

FLOOD RISK:

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

Kitchen

16'3" x 5'10" (4.96 x 1.80)
Double glazed window, UPVC door into rear garden, radiator and understairs storage cupboard. Fitted with range of base and wall units with complimentary work surfaces, sink unit and plumbed for washing machine.

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>

CONSTRUCTION:

Traditional.

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

Stairs to first Floor Landing

Loft access and access to bedrooms and shower room.

Bedroom 1

13'0" x 9'11" (3.98 x 3.03)
Two double glazed windows, radiator, laminate flooring, storage cupboard.

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

O2- Good outdoor, variable in-home

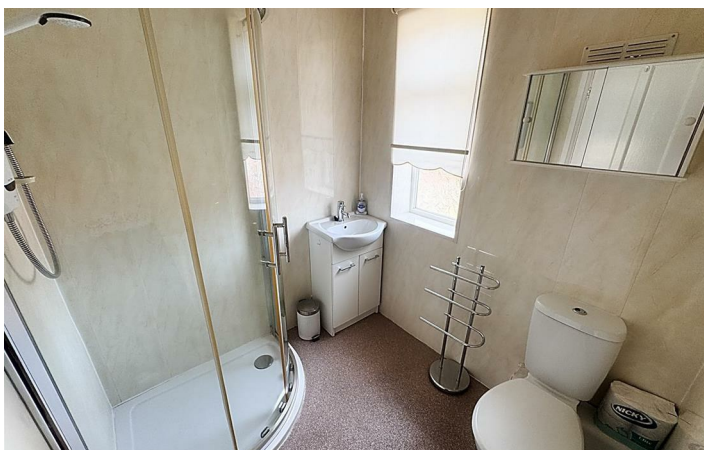
Three- Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

Bedroom 2

9'7" x 9'7" (2.94 x 2.93)
Double glazed window, radiator, boiler and laminate flooring.

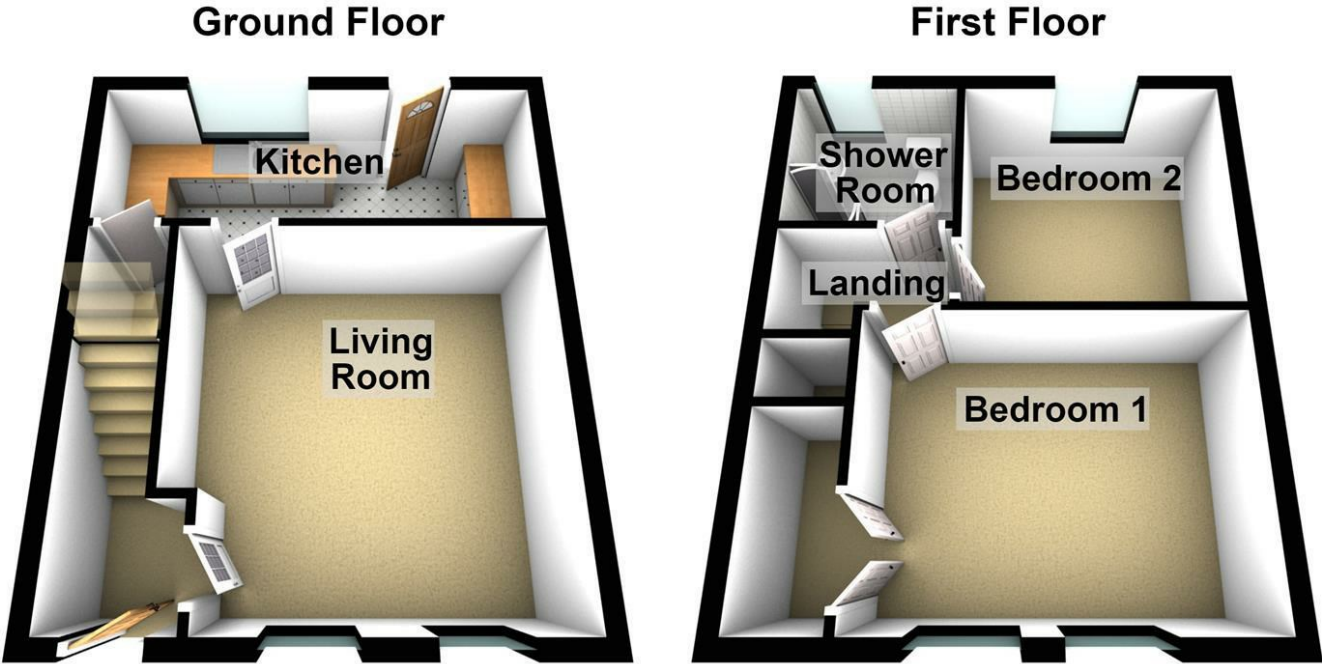
We recommend potential







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		
(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