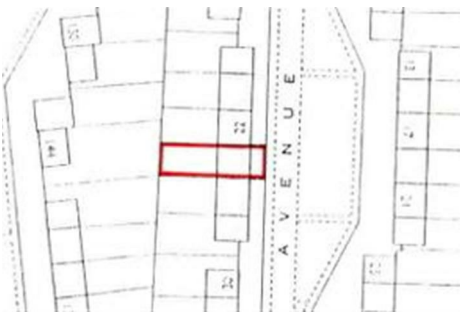




24 Gilsland Avenue

Howdon, Wallsend, NE28 0NQ

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

- THREE BEDROOM MID TERRACE HOUSE • LOVELY SOUTH FACING GARDEN TO REAR •
- SPACIOUS KITCHEN/DINER • CLOSE TO SHOPPING FACILITIES & BUS SERVICES • CHAIN FREE •
- ROAD LINKS TO THE A19 & A1058 COAST ROAD • FANTASTIC FIRST TIME BUY • FREEHOLD •
- COUNCIL TAX BAND A • ENERGY RATING C •

Offers Over £160,000



- Three Bedroom Mid Terrace House
- Close To Shops & Bus Services
- Council Tax Band A
- Lovely Westerly Aspect Garden To Rear
- Fantastic First Time Buy
- Freehold
- Spacious Kitchen/Diner
- Chain Free
- Energy Rating C

Entrance

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

Lounge

15'10" x 10'11" (4.83 x 3.33)

Double glazed window, laminate flooring, radiator.

Kitchen/Diner

22'4" x 8'8" (6.82 x 2.66)

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 windows, radiators, storage cupboard and external door leading to the rear garden.

Landing

Storage cupboard, access to bedrooms and bathroom.

Bedroom 1

12'9" x 9'1" (3.91 x 2.79)

Double glazed windows, radiator.

Bedroom 2

12'3" x 8'9" max (3.75 x 2.69 max)

Double glazed windows, storage cupboard, radiator.

Bedroom 3

11'2" max x 9'3" max (3.41 max x 2.84 max)

Double glazed window, radiator.

Bathroom

7'4" x 5'3" (2.25 x 1.62)

Comprising; bath with shower over, WC and wash hand basin, tiling to walls, double glazed windows and ladder style radiator.

External

Externally there is a garden to the front and a double glazed door opening to a storage area. To the rear there is a lovely westerly aspect garden that has artificial grass, a paved patio area and decking.

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, variable 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: Very low.
 Rivers and the sea: Very low.

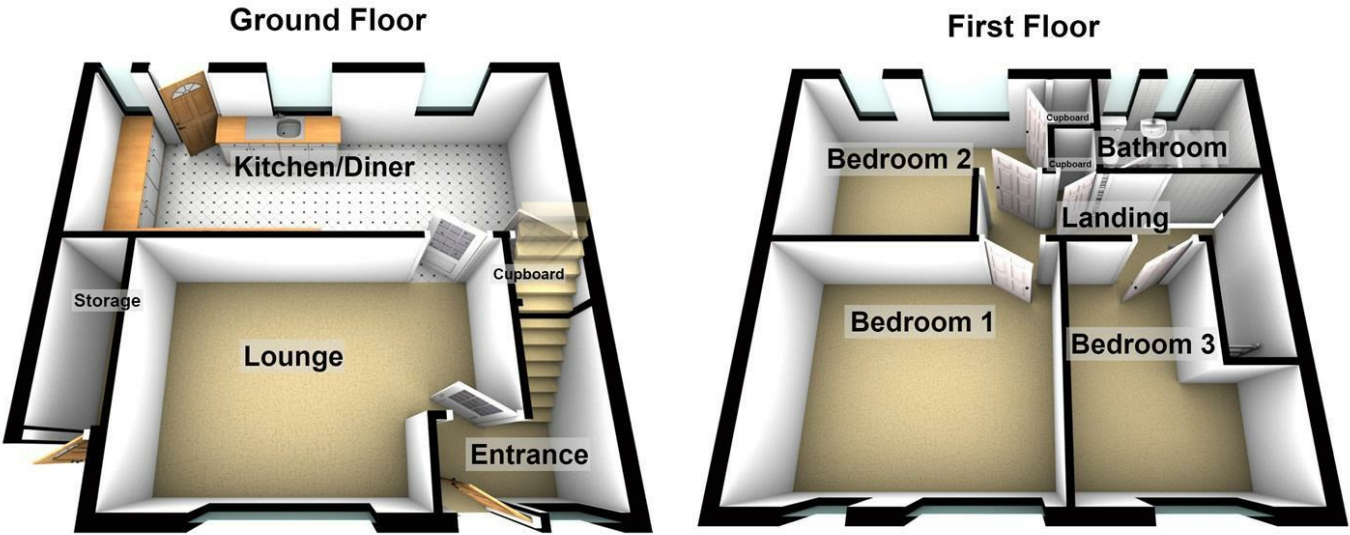
CONSTRUCTION:

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		86
(81-91) B		
(69-80) C	73	
(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