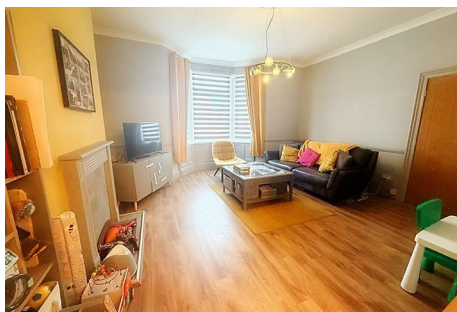




3 Laburnum Avenue , Wallsend, NE28 8HQ

- SPACIOUS THREE BEDROOM END TERRACE HOUSE • FANTASTIC FAMILY HOME •
- WITHIN WALKING DISTANCE TO RICHARDSON DEES PARK AND WALLSEND METRO STATION •
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS • SOUGHT AFTER LOCATION •
- COUNCIL TAX BAND B • ENERGY RATING D • FREEHOLD •
- PART OF BUILDERS PART EXCHANGE SCHEME •

Asking Price £184,950

3 Laburnum Avenue

, Wallsend, NE28 8HQ



- Spacious Throughout
- Close to Local Amenities and Schools
- Council Tax Band B
- Within Walking Distance to Richardson Dees Park and Metro Station
- Great Family Home
- Energy Rating D
- Three Bedroom End Terrace House
- Freehold
- Part of Builders Part Exchange Scheme

Entrance

Hallway

Living Room

13'10" x 15'11" (4.23 x 4.87)

Dining Room

14'9" x 12'3" (4.50 x 3.74)

Kitchen

11'8" x 8'5" max (3.57 x 2.58 max)

Utility

7'5" x 6'10" (2.27 x 2.09)

First Floor Landing

Bedroom 1

14'8" x 13'4" (4.48 x 4.08)

Bedroom 2

14'4" x 10'5" (4.38 x 3.18)

Bedroom 3

12'1" x 8'6" (3.70 x 2.61)

Bathroom

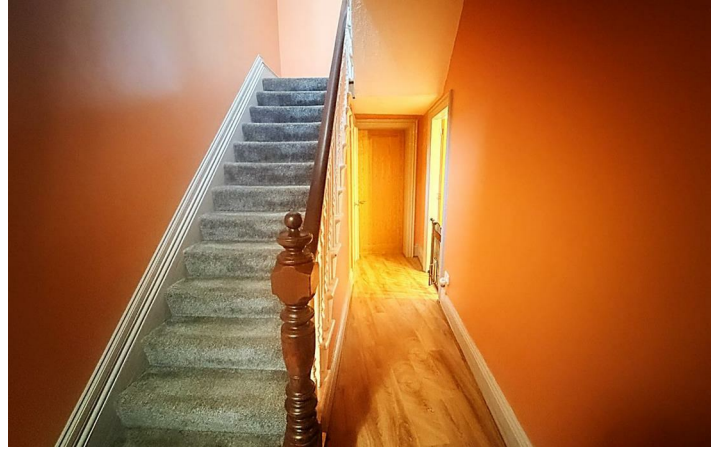
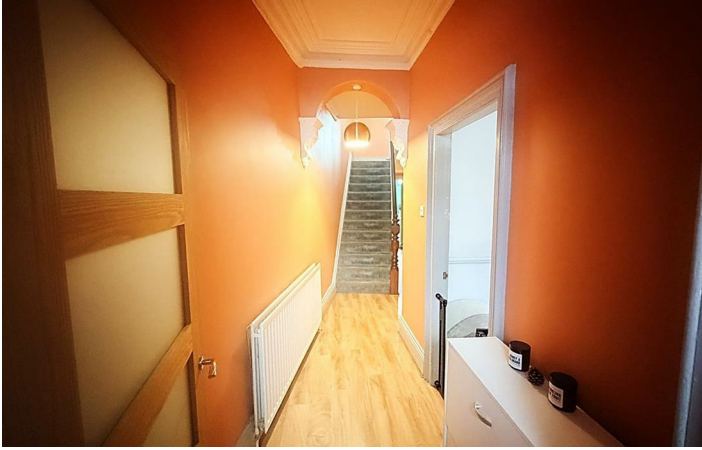
11'1" x 8'2" (3.40 x 2.5)

External

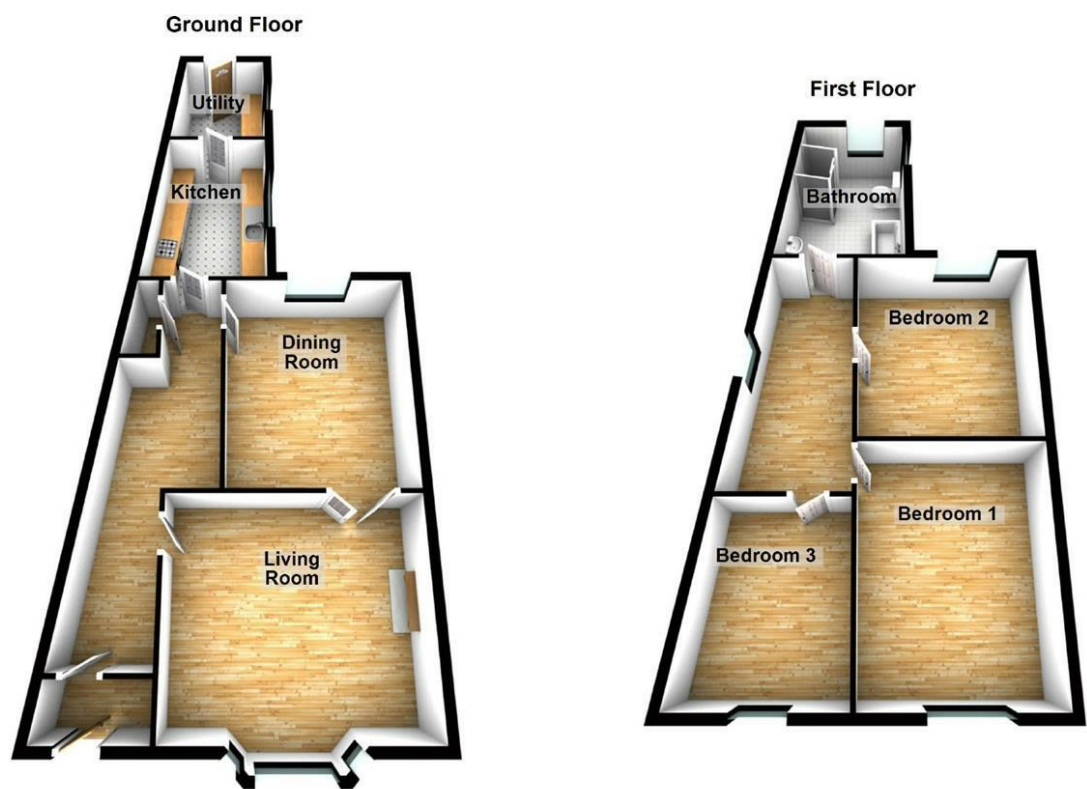
Material Information



Directions



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		83
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 