

## 13 Tynedale Avenue Kings Estate, Wallsend, NE28 9NB

\*\* 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. \*\*

\*\* EXTENDED TWO BEDROOM SEMI DETACHED HOUSE \*\* POPULAR LOCATION \*\*

\*\* SOUTH FACING REAR GARDEN \*\* CONSERVATORY \*\* SPACIOUS KITCHEN/DINER \*\*

\*\* CLOSE TO SCHOOLS, LOCAL AMENITIES, TRANSPORT LINKS AND RISING SUN COUNTRY PARK \*\*

Offers Over £185,000



- Great First Buy
- Impressive Dining Kitchen
- Freehold
- Extended Two Bedroom Semi-Detached
- Conservatory
- Energy Rating D
- South Facing Rear Garden
- Gardens & Driveway
- Council Tax Band B

**Entrance**

Entrance door into a small porch leading into the hall. Staircase leading to the first floor landing, access into the lounge and study.

**Lounge**

11'3" x 13'8" max (3.45 x 4.19 max)  
Double glazed bay window to the front elevation, wood effect laminate flooring, coving to the ceiling, radiator.

**Extended Dining Kitchen**

10'5" x 14'6" (3.18 x 4.42)  
Fitted with a comprehensive range of wall and base units with complementing work surfaces, tiled floor in kitchen area and wood effect laminate flooring to dining area, sink unit with taps and drainer, built in electric hob, oven and extractor hood, skylight, double glazed door providing access into the rear garden, glazed double doors leading into the conservatory, vertical radiator, plumbed for washing machine.

**Conservatory**

11'1" x 8'1" (3.38 x 2.46)  
Double glazed windows and patio door providing access into the rear garden.

**Study/Office/Play Room**

11'6" x 6'5" (3.51 x 1.96)  
A downstairs room which could offer a multitude of uses. Double glazed window to the front elevation, double central heating radiator, down lighting to the ceiling.

**First Floor Landing**

Access into the bedrooms and the bathroom/WC. Window to side elevation.

**Bedroom One**

11'4" x 13'9" (3.45 x 4.19)  
A spacious room with a double glazed window to the front elevation, storage area, radiator, wood effect laminate flooring.

**Bedroom Two**

10'4" x 9'4" (3.15 x 2.84)  
Double glazed window to the rear elevation, radiator, wood effect laminate flooring.

**Bathroom**

5'6" x 7'6" (1.68 x 2.29)  
Comprising; bath with overhead shower, WC and wash hand basin set in vanity unit, two double glazed windows, part tiling to walls, heated towel rail.

**External**

There is a driveway with parking for two cars to the front of the property and to the rear there is south facing garden which is laid mainly to lawn with a raised decked area and fenced perimeter.

**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>

Various factors can affect coverage, such as being close to large trees or

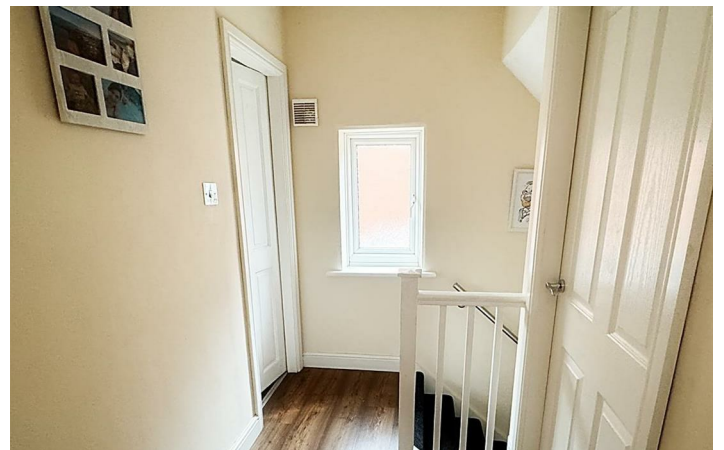
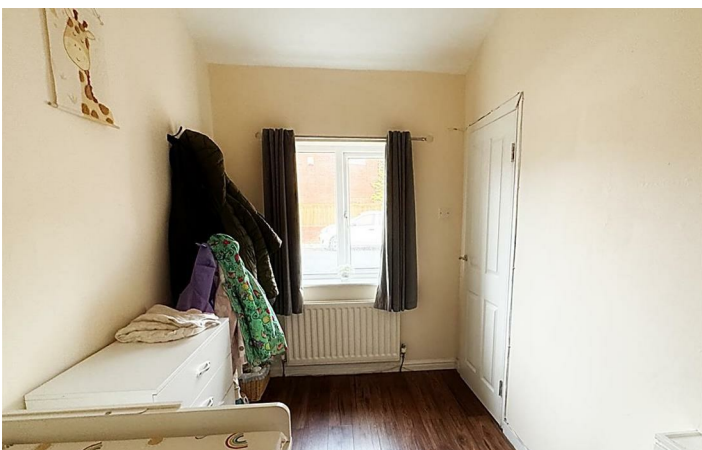
buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

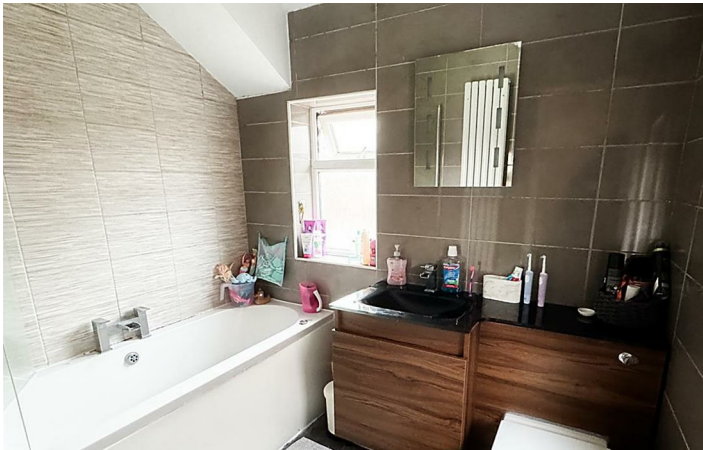
EE- Good outdoor and in-home  
O2- Good outdoor  
Three- Good outdoor and in-home  
Vodafone Good outdoor

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.

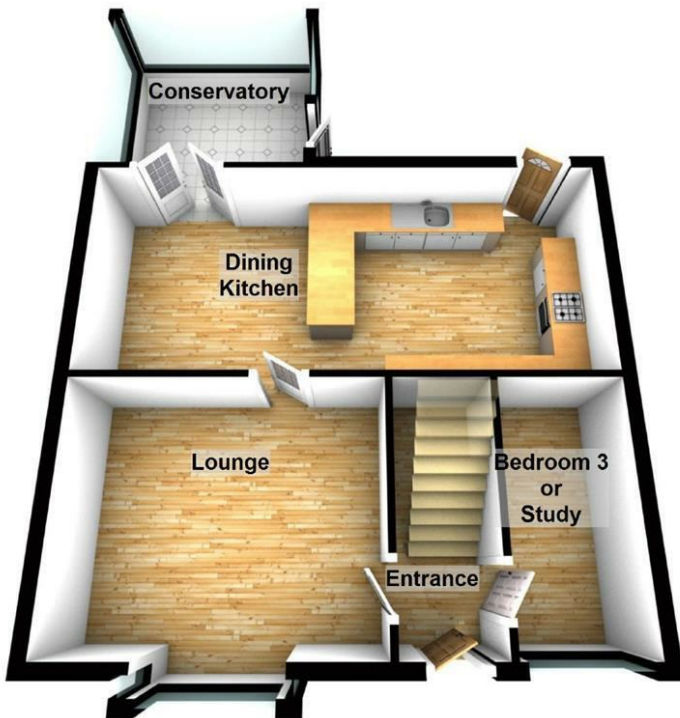




# Floor Plan

## Ground Floor

Approx. 58.7 sq. metres (632.0 sq. feet)



## First Floor

Approx. 37.5 sq. metres (403.2 sq. feet)



Total area: approx. 96.2 sq. metres (1035.2 sq. feet)

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	