



Byron Avenue | Wallsend | NE28 6NF

£175,000

An impressive three bedroom end-terrace period home, offering generous proportions, high ceilings and beautifully presented accommodation throughout. Retaining charming original features while incorporating stylish modern finishes, this property provides spacious and versatile living. The ground floor opens into a welcoming entrance hallway leading to a stunning bay-fronted living room, complete with an elegant feature fireplace and decorative detailing, creating a warm and inviting focal point. A separate dining room offers an excellent space for entertaining, finished in a contemporary style with ample room for formal dining. The kitchen is positioned to the rear and is fitted with a range of wall and base units, contrasting worktops, providing a practical yet stylish cooking space. A separate study adds valuable flexibility and is ideal for home working or use as a playroom. To the first floor are three well-proportioned bedrooms. The principal bedroom is particularly impressive in size and benefits from access to a stylish en-suite bathroom. A further large double bedroom, a generous third bedroom and a modern family bathroom complete the first floor accommodation. Externally, the property enjoys an enclosed front yard and a private enclosed rear yard with covered seating area and useful outbuilding storage, creating a low-maintenance outdoor space ideal for entertaining or relaxing. This attractive end-terrace home combines character, space and practicality, all situated within a popular residential location close to local amenities and transport links.



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End Terrace Period Property**Impressive Bay-fronted Lounge****Three Reception Rooms****Lounge with Feature Fire Place****Modern Family Bathroom****Generous Principal Bedroom with
En-suite Bathroom****Enclosed Rear Yard****Popular Residential Location****For any more information regarding the property please contact us today**

ENTRANCE HALLWAY: A welcoming entrance hallway providing access to the principal ground floor accommodation and staircase to the first floor. Entrance door, radiator, staircase to first floor, door to:

LIVING ROOM: 15'2" x 17'6" (4.62m x 5.33m): An impressive bay-fronted principal reception room retaining attractive period features and generous ceiling height. The feature fireplace forms a focal point within the room. Double glazed bay window, feature fireplace with gas fire (not tested), ceiling rose, decorative cornicing, radiator.

STUDY 9'3" x 10'9 (2.82m x 3.28m): A versatile additional reception room suitable for home working or playroom use. Double glazed window, radiator.

DINING ROOM 12'8" x 12'3" (3.86m x 3.73m): A well-proportioned second reception room positioned centrally within the ground floor, ideal for formal dining. Fire currently disconnected. Double glazed window, feature fireplace (not tested), radiator, decorative coving.

KITCHEN 10'11" x 9'4" (3.33m x 2.84m): Fitted with a range of wall and base units with contrasting work surfaces and providing access to the rear yard. Fitted wall and base units, worktops, stainless steel sink with mixer tap, freestanding cooker, extractor hood, space for washing machine, space for fridge/freezer, part tiled walls, double glazed window, radiator, gas combi boiler, door to rear yard.

LANDING: Loft access hatch, door to:

BEDROOM ONE 14'6" x 12'8" (4.42m x 3.86m): A spacious principal bedroom benefiting from access to an en-suite bathroom. Double glazed window, radiator, fitted alcove storage.

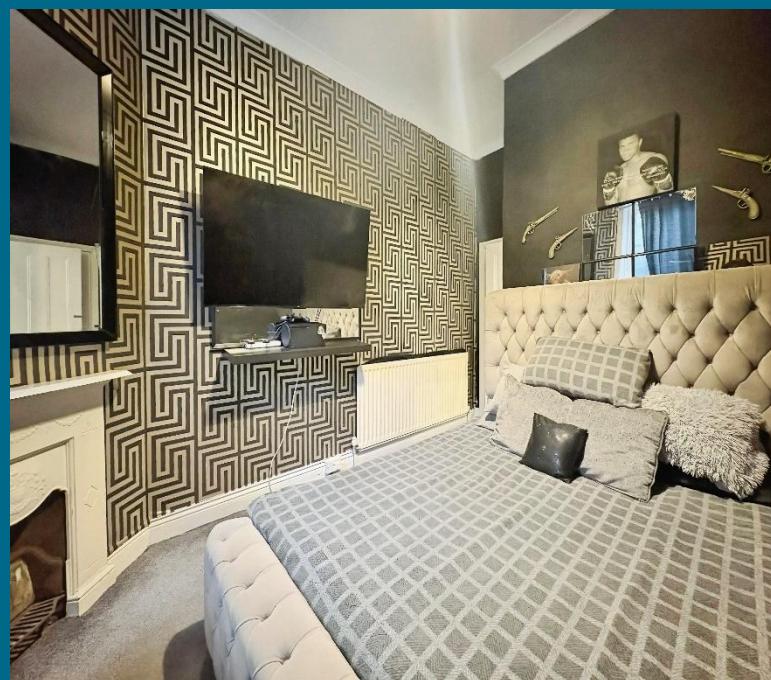
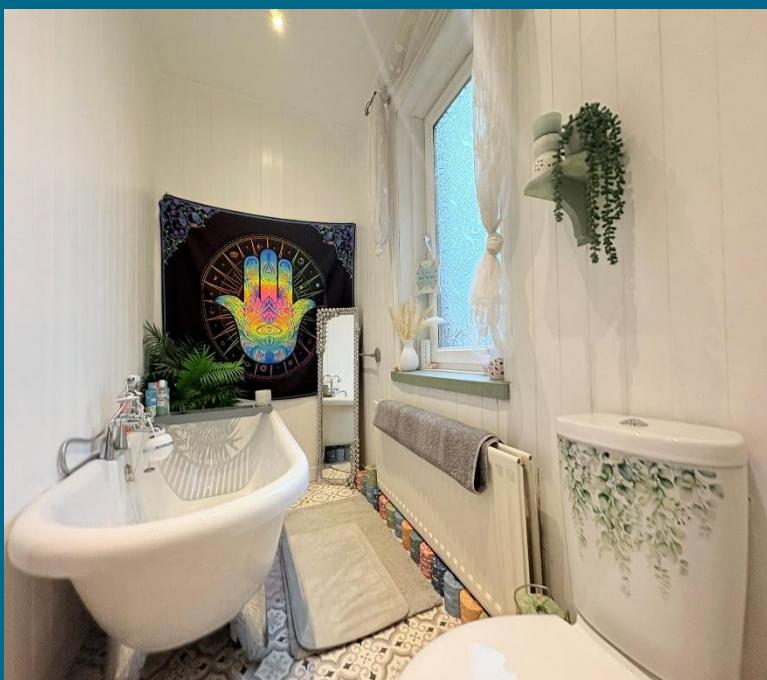
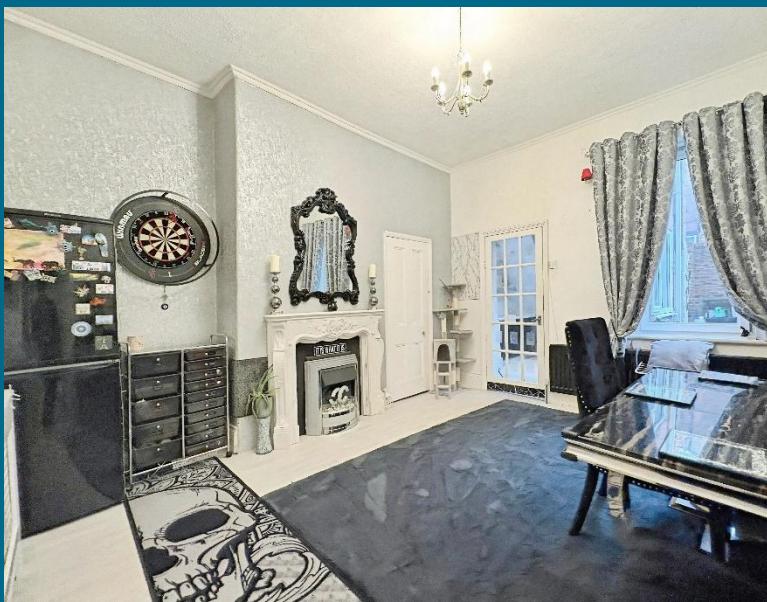
EN-SUITE BATHROOM 8'9" x 9'8" (2.67m x 2.95m): A generous bathroom serving the principal bedroom. Freestanding bath, pedestal basin, low level W.C, radiator, double glazed window, door to rear stairway.

BEDROOM TWO 13'3" x 14'7" (4.04m x 4.45m): A substantial double bedroom with excellent proportions. Double glazed window, radiator, decorative cornicing.

BEDROOM THREE 8'4" x 7'3" (2.54m x 2.21m): A well-proportioned third bedroom. Double glazed window, radiator.

BATHROOM 9'3" x 10'9" (2.82m x 3.28m): A spacious bathroom incorporating whirlpool bath with overhead shower and a stylish tiled surround, pedestal basin, low level W.C, radiator, part tiled walls, double glazed window.

EXTERNALLY: Enclosed front garden with paved area and boundary wall. Private enclosed rear yard with covered seating area and useful brick outbuilding.





PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains/Gas
Broadband: FTTC
Mobile Signal Coverage Blackspot: No
Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

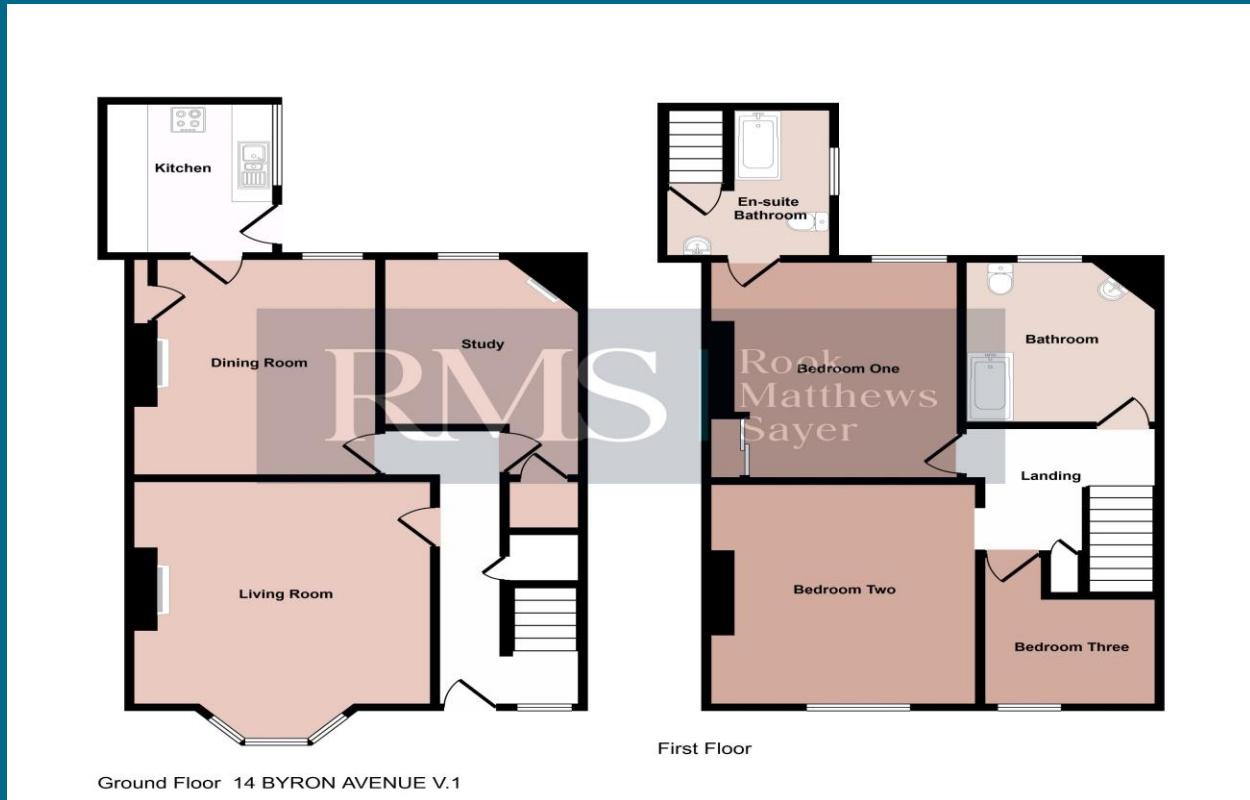
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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