



## 19 Lamerton Avenue

Walker, Newcastle Upon Tyne, NE6 3LF

\*\* FREEHOLD \*\* GREAT FIRST BUY \*\* THREE BEDROOM MODERN TERRACED HOUSE \*\* CHAIN FREE \*\*

\*\* ALLOCATED PARKING BAY \*\* BALCONY TO MAIN BEDROOM \*\* DOWNSTAIRS WC \*\*

\*\* CLOSE TO CITY CENTRE, MAJOR ROAD LINKS AND LOCAL AMENITIES \*\* COUNCIL TAX BAND B \*\*

\*\* ENERGY RATING C \*\*

**Offers Over £170,000**



- Three Bedroom Terraced House

- Private Rear Garden

- Allocated Parking Bay

#### Entrance Hall

Double glazed entrance door into spacious hallway with radiator. Doors lead to the lounge, ground floor cloakroom/WC and a built in cupboard. Staircase to the first floor.

#### Downstairs WC

6'9" x 4'11" (2.06 x 1.52)

WC and wash basin. Double glazed window to the front. Two cupboards, one of which has plumbing and space for a washing machine and radiator

#### Lounge Area

14'6" average x 7'3" average (4.42 average x 2.21 average)

Three double glazed windows to the front, radiator. Open plan to the dining area and kitchen.

#### Dining Area

12'11" x 7'8" (3.96 x 2.34)

Double glazed French Doors to the rear. Double glazed window to the side and radiator

#### Kitchen Area

12'10" average x 7'8" average (3.93 average x 2.36 average)

Range of wall and floor units, sink, integrated electric oven and gas hob which is mainly lawned with a patio with extractor hood above,

- Ready to Move Into

- Freehold

- Council Tax Band B integrated fridge/freezer. Double glazed window to the rear.

#### Stairs to First Floor and Landing

Two double glazed windows, doors leading to the three bedrooms and bathroom/WC.

#### Bedroom 1

15'1" max x 8'6" (4.60 max x 2.60) Double glazed window to the front and door to the side leading to a balcony with city views. Radiator.

#### Bedroom 2

11'3" max x 10'2" (3.43 max x 3.12 ) Double glazed window to the rear. Radiator.

#### Bedroom 3

9'5" x 9'3" (2.89 x 2.82 ) Double glazed window to the front, Radiator and loft access

#### Family Bathroom

7'1" max x 6'7" (2.16 max x 2.03 ) Bath, separate shower cubicle, WC and wash hand basin. Double glazed window to the rear. Part tiled walls. Radiator.

#### External

There is a private garden to the rear via our surveyor. area and a fenced boundary together with allocated parking bay.

- Great First Time Buy

- Downstairs WC

- Energy Rating C

#### 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>

Broadband: Highest available

Speeds: Download: 10000 Mbps

Upload: 10000 Mbps

Mobile Indoor: EE - Limited Three - Limited 02 - Likely Vodafone - Limited

Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

Surface water: Very low.

#### CONSTRUCTION:

Traditional

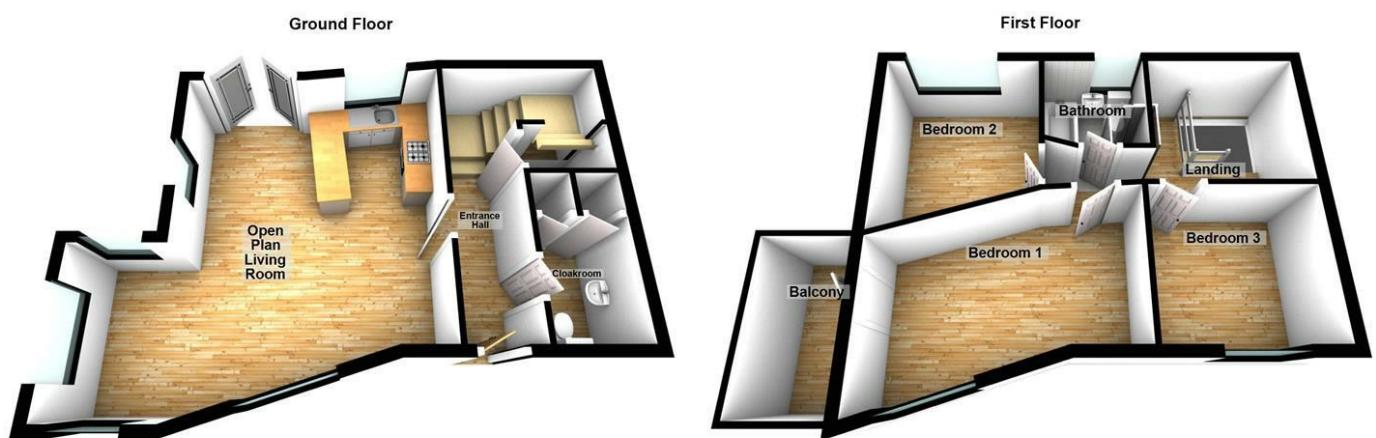
This information must be confirmed







## 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		87
(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	