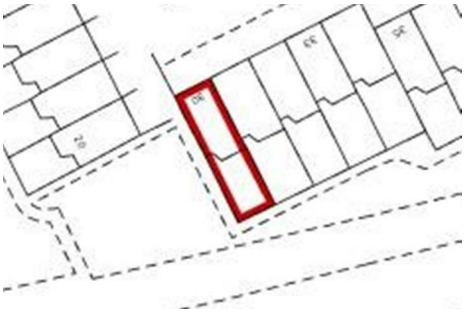
next2buy property retailers make the next step easy



30 Tumulus Avenue

Walker, Newcastle Upon Tyne, NE6 4XA

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.

** NO ONWARD CHAIN ** END TERRACE HOUSE ** FREEHOLD ** SPACIOUS LOUNGE **

** PRIVATE REAR GARDEN ** GREAT FIRST TIME BUY ** THREE DOUBLE BEDROOMS **

** SOUTH FACING REAR GARDEN ** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS **

** COUNCIL TAX BAND A ** ENERGY RATING E **

Offers Over £110,000

3 1 1 E

- No Onward Chain
- Two or Three Bedroom
- Council Tax Band A
- Spacious Lounge
- Close to Schools, Transport Links and Local Amenities
- Energy Rating E
- Great First Time Buy
- Private Rear Garden
- Freehold

Entrance

UPVc door in to lobby, door in to...

Hallway

10'2" x 2'7" (3.11 x 0.79)
Stairs to first floor, understairs cupboard

Bedroom 1

12'9" x 9'8" (3.91 x 2.96)
Could be used as dining area also. Double glazed window, warm air heating vent and storage cupboard.

Bathroom

5'3" x 4'5" (1.62 x 1.37)
UPVc double glazed window, tiled walls, fitted with a wash basin and bath with overhead shower.

Lounge

20'9" x 11'1" (6.33 x 3.39)
UPVc double glazed bay window, electric fire with a wooden surround, warm air heating vent.

WC

4'6" x 2'7" (1.38 x 0.79)
WC, double glazed window.

Kitchen

12'11" x 6'3" max (3.96 x 1.92 max)
UPVc door and window to rear, fitted with a range of floor and wall units, part tiled walls, gas hob with overhead extractor fan, built in electric oven, integrated fridge and freezer and plumbed for washing machine.

Stairs to first floor

Leading on to landing

Landing

Storage cupboard, UPVc double glazed window and access to..

Bedroom 2

12'9" x 9'8" (3.90 x 2.95)
Two UPVc double gazed windows.

Bedroom 3

8'8" x 7'10" (2.65 x 2.40)
UPVc double glazed window.

External

To the front of the property there is a lawned garden and to the rear there is a mature fenced garden with lawn, storage shed and side gate access.

Para - 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

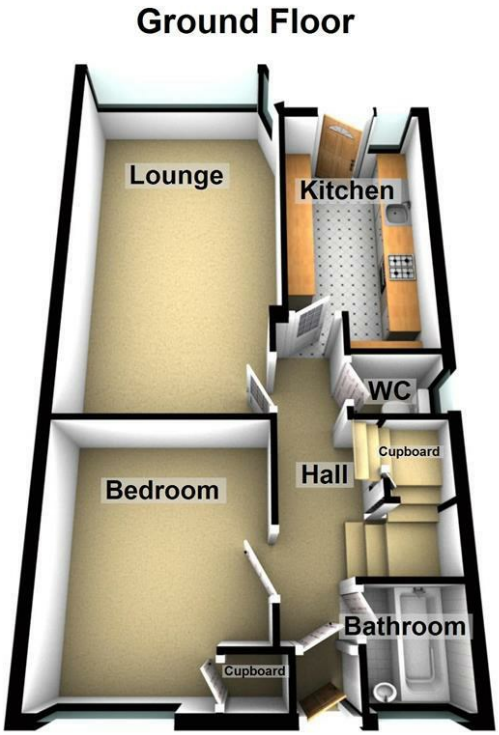
EE - Good outdoor and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

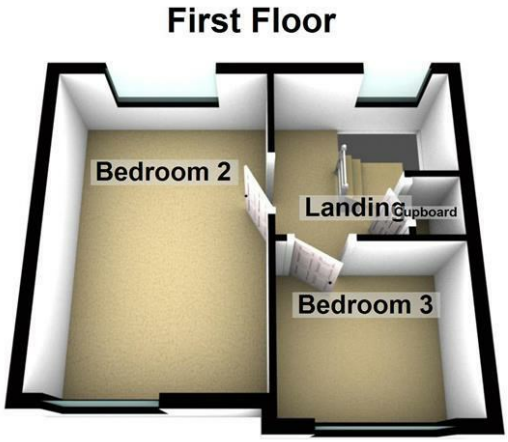
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

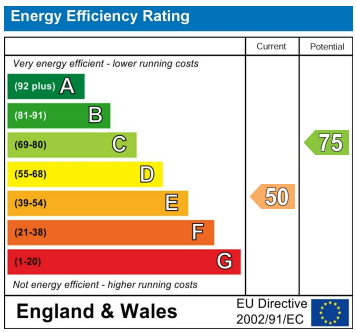
CONSTRUCTION:
Traditional.
This information must be confirmed via your surveyor and legal representative.

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.



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