

71 Craster Avenue

Shiremoor, Newcastle Upon Tyne, NE27 0PD

CHAIN FREE • SUBSTANTIAL CORNER PLOT • POTENTIAL TO EXTEND WITH PLANNING PERMISSION •

CLOSE TO SCHOOLS, LOCAL AMENITIES AND TWO METRO STATIONS • FREEHOLD

OFF STREET PARKING FOR MULTIPLE VEHICLES • THREE GOOD SIZED BEDROOMS • CONSERVATORY

DOWNSTAIRS WC • TWO RECEPTION ROOMS • COUNCIL TAX BAND A • ENERGY RATING TBC

Offers Over £190,000



- Chain Free

- Downstairs WC

- Council Tax Band A

Entrance Hall

Double glazed window, stairs to first floor, understairs storage cupboard, radiator and access to lounge

Lounge

13'8"ax x 12'1" (4.19max x 3.69)

Double glazed window, radiator, electric fire, coving and door into dining room

Dining Room

10'4" x 8'4" (3.17 x 2.55)

Double glazed window, radiator and access to kitchen

Kitchen

9'4" (2.86)

Double glazed window, ladder style radiator, fitted with range of wall and base units with complimentary work surfaces, built in oven and hob with overhead extractor hood, plumbed for washing machine, access to utility area.

Utility Area

11'8" max x 8'1" max (3.57 max x 2.47 max)

Double glazed window, base units with complimentary worksurfaces, UPVC door leading to front of property and access to conservatory.

Downstairs WC

4'11" x 3'4" (1.51 x 1.03)

Fitted with WC, wash hand basin and plastic cladding to walls.

Conservatory

14'5" x 8'3" (4.41 x 2.53)

Double glazed, with French doors opening out into rear garden.

- Three Bedrooms

- Close to Two Metro Stations

- Energy Rating TBC

Stairs to First Floor Landing

Double glazed window, loft access and access to bathroom and bedrooms.

Bathroom

7'9" x 5'4" (2.38 x 1.64)

Two double glazed windows, ladder style radiator, plastic cladding to walls, bath with overhead shower, WC and wash hand basin set in vanity unit.

Bedroom 1

11'9" x 10'8" into robe (3.60 x 3.27 into robe)

Double glazed window, radiator and sliding door wardrobe. Front Elevation

Bedroom 2

13'5" x 8'9" (4.09 x 2.67)

Double glazed window, radiator. Rear Elevation

Bedroom 3

9'2" max x 8'6" max (2.80 max x 2.61 max)

Double glazed window, radiator

External

To property is situated on a substantial corner plot with off street parking for multiple cars. To the rear there is an angled garden with lawned area, patio and decked area.

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>

- Substantial Corner Plot with Parking for Multiple Vehicles

- Conservatory

- Freehold

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, variable in-home

O2- Good outdoor, variable in-home

Three- Good outdoor and in-home

Vodafone - Good outdoor and in-home

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

FLOOD RISK:

Yearly chance of flooding:

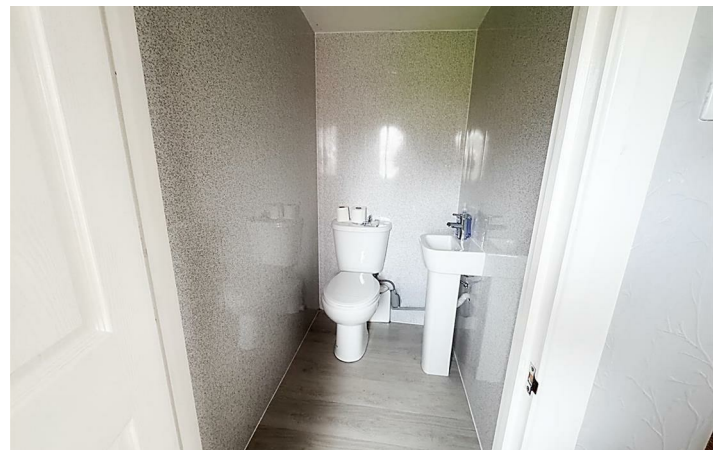
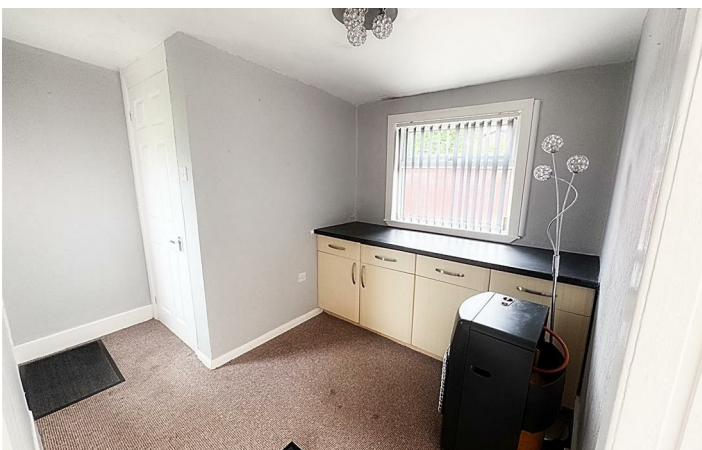
Surface water: Medium

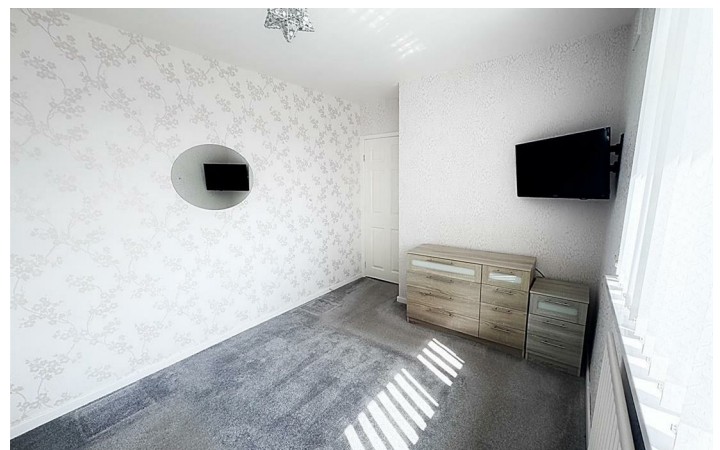
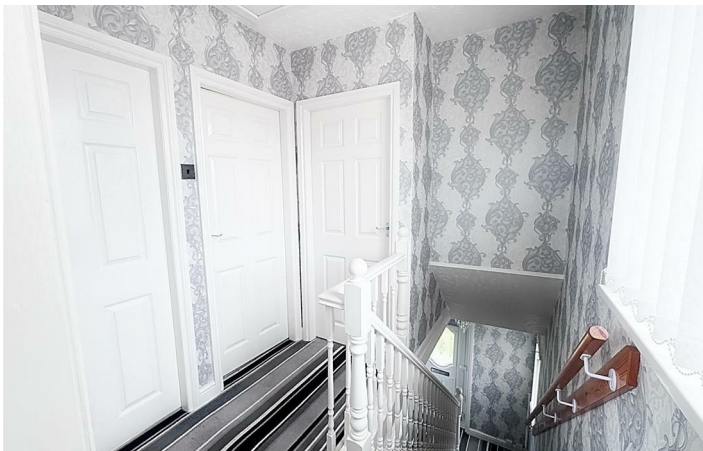
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

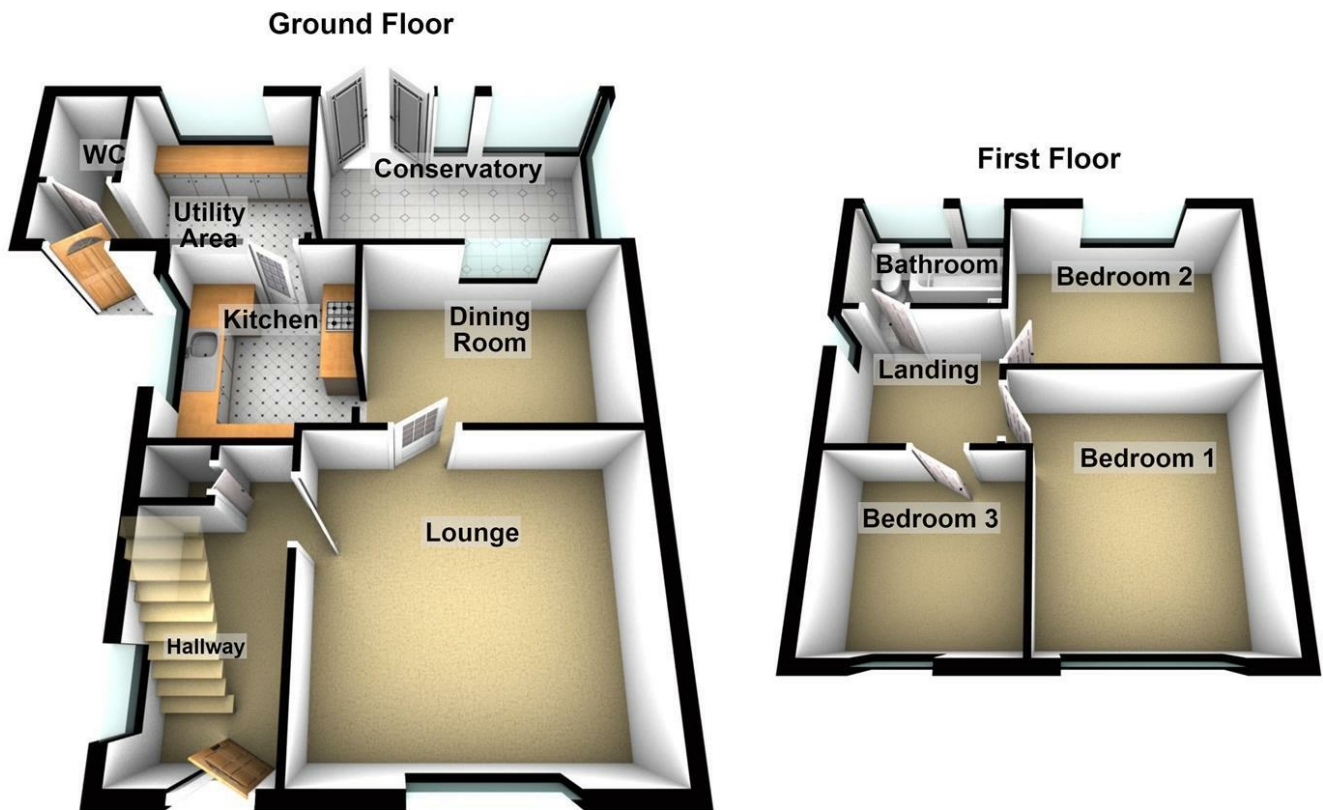
This information must be confirmed via your surveyor and legal representative.







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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	