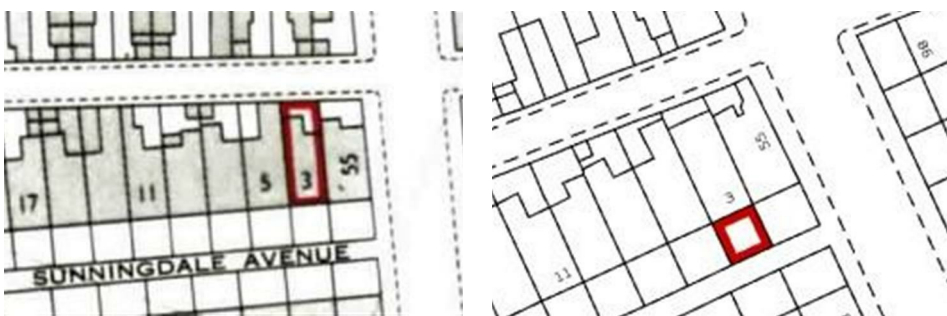




3 Sunningdale Avenue , Wallsend, NE28 7LS

NICELY SITUATED ON A PEDESTRIANISED STREET • THREE BEDROOMS • FRONT GARDEN

REAR YARD • CLOSE TO LOCAL AMENITIES, RICHARDSON DEES PARK, METRO STATION AND SCHOOLS

GOOD SIZED LIVING ACCOMMODATION • TWO RECEPTION ROOMS • UTILITY AREA • NEW ROOF

COUNCIL TAX BAND A • ENERGY RATING D

Offers Over £150,000



- Three Bedrooms
- Metro Station within Walking Distance
- Energy Rating D

Entrance Lobby

3'8" x 2'11" (1.13 x 0.90)

Compsite entrance door, laminate flooring, half glazed door leading into the lounge area.

Lounge

15'4" max x 13'0" (4.67 max x 3.95)

Double glazed window, fireplace with electric fire, dado rail, coving to ceiling, laminate flooring, radiator. Open to dining area and stairs to the first floor landing with decorative panelling to walls..

Dining Area

12'2" x 10'9" (3.71 x 3.28)

Panelling to walls, laminate flooring, coving to ceiling, radiator and single glazed window.

Kitchen

8'4" min x 6'11" (2.54 min x 2.11)

Fitted with a range of wall and base units with work surfaces over, integrated oven and induction hob with extractor hood over, sink unit. Double glazed window, part tiled walls, storage cupboard, radiator.

Utility Area

8'9" x 5'8" (2.66 x 1.73)

Plumbed for washing machine with work surface over and base unit. External door leading to the rear yard.

Stairs to First Floor

Leading to..

- Pedestrianised Street

- Utility Area

- Freehold

Landing

Storage cupboard, access to bedrooms and bathroom.

Bedroom 1

13'3" x 9'6" (4.04 x 2.90)

Double glazed window, laminate flooring, radiator.

Bedroom 2

10'11" x 9'7" (3.32 x 2.92)

Double glazed window, laminate flooring, radiator.

Bedroom 3

9'11" x 5'3" (3.01 x 1.61)

Double glazed window, laminate flooring, radiator.

Bathroom

7'10" x 7'1" (2.39 x 2.16)

Comprising; bath with shower mixer tap, WC and wash hand basin. Double glazed window, tiling to walls and floor, cupboard and radiator.

External

Externally there is a small private yard to the rear.

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,

- Two Reception Rooms
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band A

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 and 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:

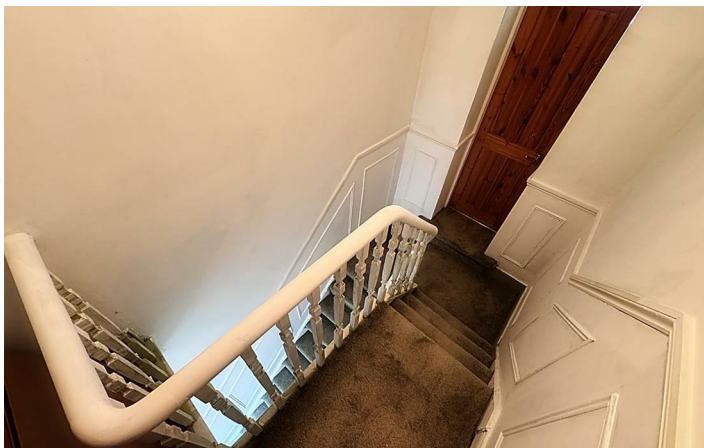
Yearly chance of flooding:

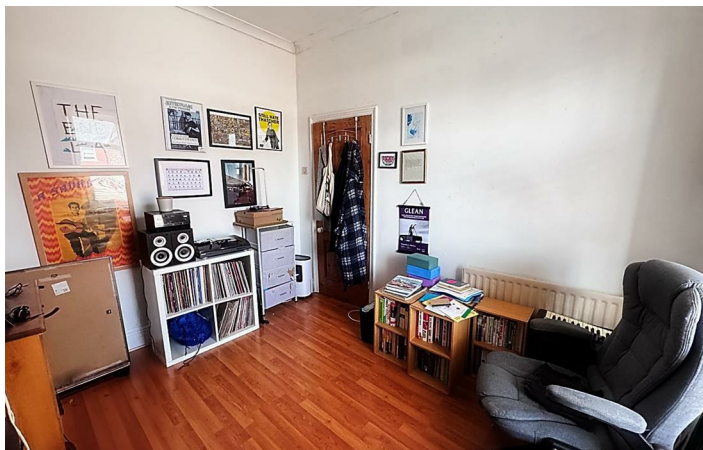
Surface water: Very low.

Rivers and the sea: Very low.

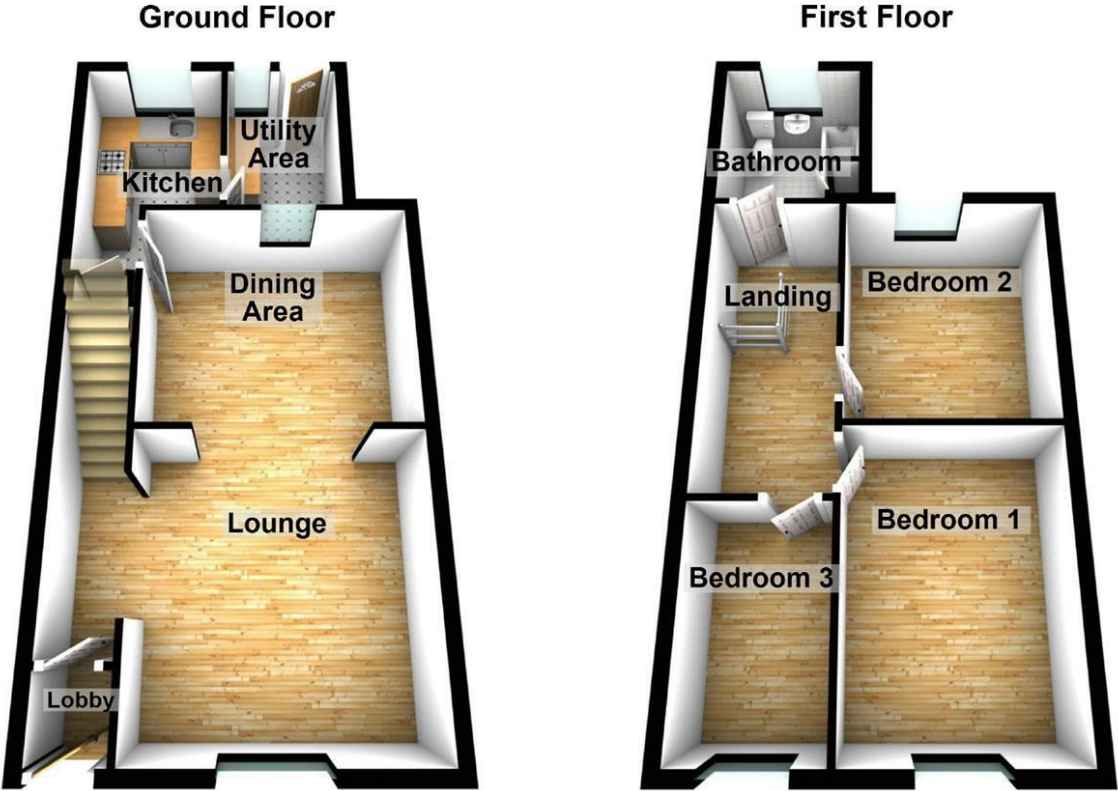
CONSTRUCTION:

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.

