



68 Lauderdale Avenue
, Wallsend, NE28 9HX

Offers In The Region Of £160,000

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- Open Plan living Room Diner
- Large Enclosed rear Garden with Decking
- Double Glazing
- Sold as Vacant
- Driveway
- Sought after Area
- Modern Kitchen and Bathroom
- Close to Rising Sun Country Park
- Freehold

***NO CHAIN** SOLD AS VACANT**EARLY VIEWINGS RECOMMENDED**

We welcome to the market a lovely 2-bed Semi-detached property in Lauderdale Avenue, Kings Estate, Wallsend. This delightful 1935-built home offers the perfect blend of comfort, character, and convenience. With a generous 1,011 sq ft of living space, it is an ideal choice for small families, couples, or first time buyers.

Recently decorated throughout this home feels fresh, modern, and ready to move into. Step inside to a spacious open-plan living and dining area, thoughtfully designed to create a warm and welcoming atmosphere.

The property boasts two well-proportioned double bedrooms, each filled with natural light and offering plenty of room for personal touches. The bathroom is tastefully designed and provides a modern walk in shower, w.c and sink unit.

The modern kitchen is a real highlight, offering lots of cupboard space and coming fully equipped with quality appliances, including a washing machine, dishwasher, American-style fridge-freezer, oven, hob, and microwave.

The owner has also made valuable long-term improvements.

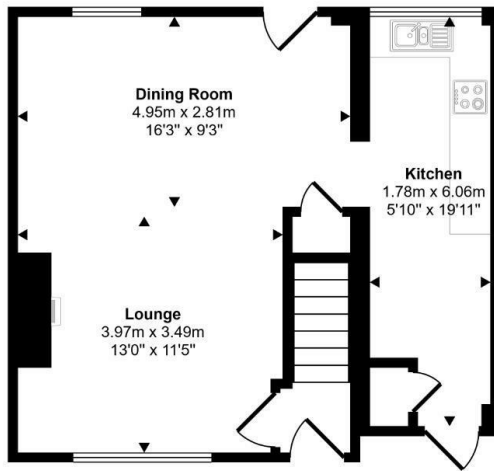
Outside, the property continues to impress. Enjoy a generous front and rear garden, perfect for outdoor dining or relaxing in the sunshine, along with decking, a driveway, and the benefits of double glazing throughout.

Perfectly positioned, the property is close to Wallsend Town Centre, the Silverlink Retail Park, and just a short drive to the coast. Excellent transport connections, including the Coast Road and A19. The neighbourhood is friendly and highly sought after, with plenty of amenities within easy reach.

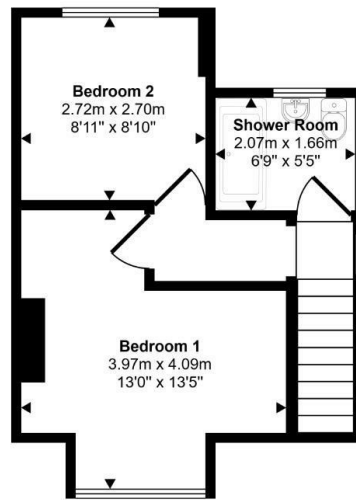


Floor Plan

Approx Gross Internal Area
74 sq m / 796 sq ft



Ground Floor
Approx 45 sq m / 479 sq ft



First Floor
Approx 29 sq m / 317 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	