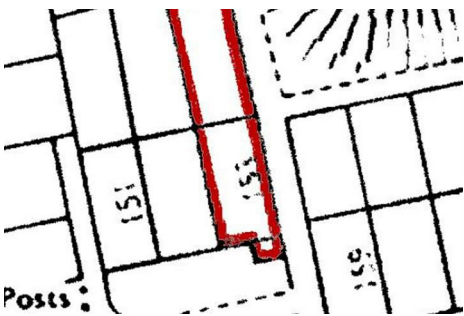




153 Blackhill Avenue

Hadrian Park, Wallsend, NE28 9XX

THREE BEDROOM END TERRACE HOUSE • FULLY REFURBISHED AND READY TO MOVE INTO
BEAUTIFULLY PRESENTED • MODERN KITCHEN DINER WITH FRENCH DOORS TO REAR GARDEN
LOVELY FAMILY BATHROOM WITH RAIN FOREST SHOWER • DOWN STAIRS WC
CLOSE TO MAJOR ROAD LINKS A1058 COAST ROAD AND A19 • 10 MINUTE WALK TO SILVERLINK
FREEHOLD • COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £150,000



- Three Bedrooms
- Fully Refurbished
- Freehold
- Modern Kitchen/Diner
- Boiler installed 2024
- Council Tax Band A
- Downstairs WC
- UPVC Windows & Doors
- Energy Rating C

Porch

Double glazed entrance door, double glazed window, door to hallway.

Hallway

Stairs to the first floor landing.

WC

4'6" x 2'4" (1.37 x 0.71)

WC, wash hand basin, UPVC window.

Lounge

18'4" x 9'8" (5.59 x 2.95)

Double glazed bay window, radiator

Kitchen/Diner

15'8" x 10'8" (4.77 x 3.26)

Fitted with a range of wall and base units with work surfaces over, double glazed window and double glazed patio doors to the rear garden.

Landing

Storage cupboard

Bedroom 1

11'11" min x 9'6" (3.62 min x 2.89)

Double glazed bay window, radiator

Bedroom 2

12'10" x 9'6" (3.92 x 2.89)

Double glazed window, radiator.

Bedroom 3

9'9" x 5'10" (2.96 x 1.77)

Double glazed window, radiator.

Bathroom

8'10" x 5'9" (2.70 x 1.75)

Bath with Raing Forest shower over, WC and wash hand basin, double glazed window, radiator.

External

Externally there is a lovely rear garden with decking area and paved section.

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: 1000 Mbps

Upload: 1000 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

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:

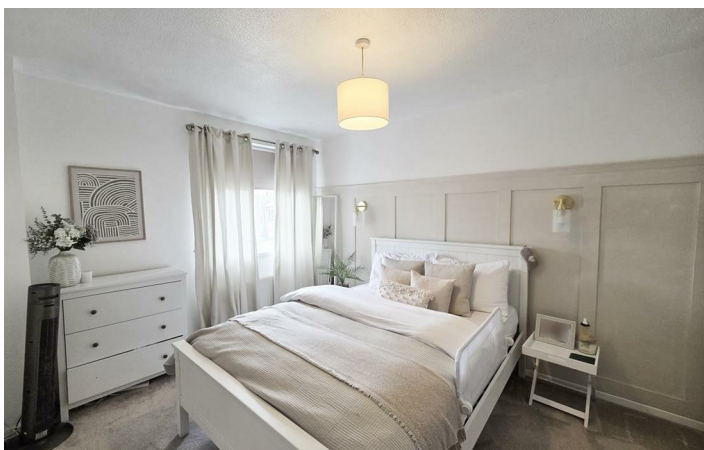
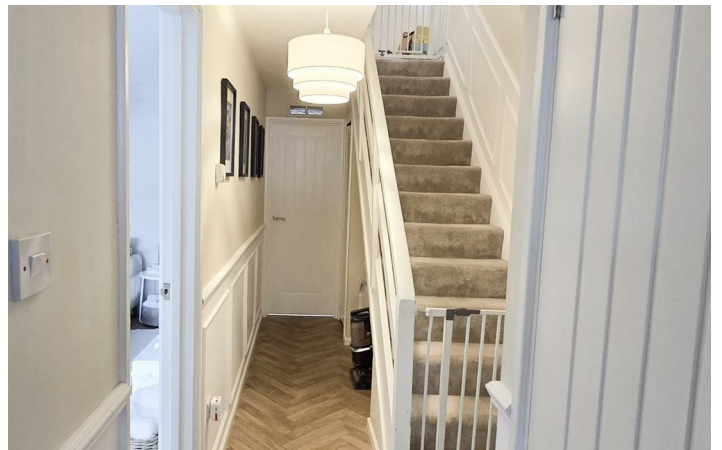
Surface water: Very low.

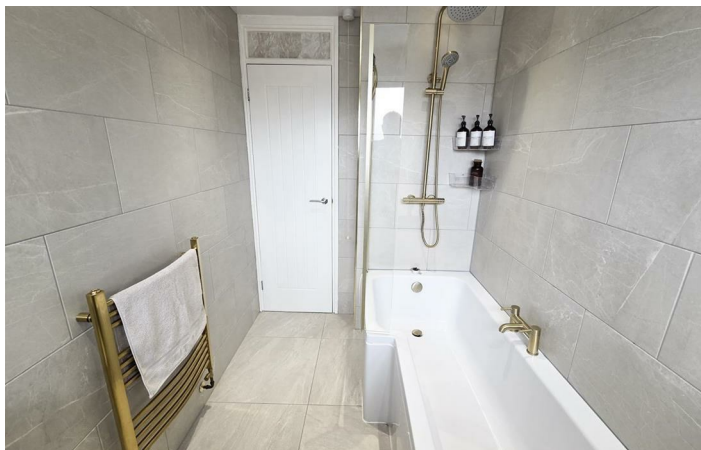
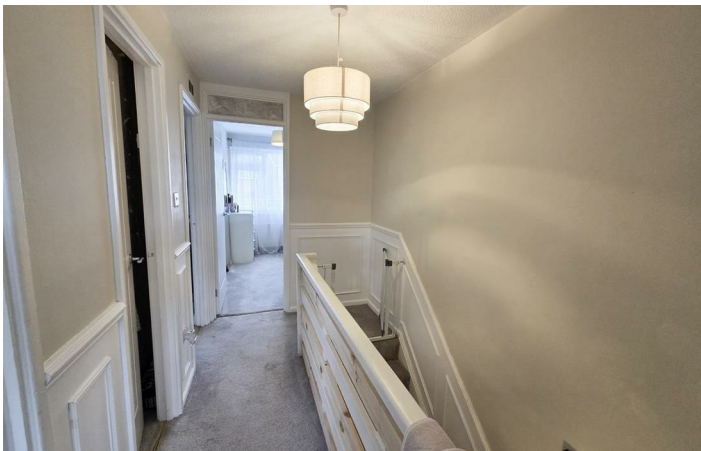
Rivers and the sea: Very low.

CONSTRUCTION:

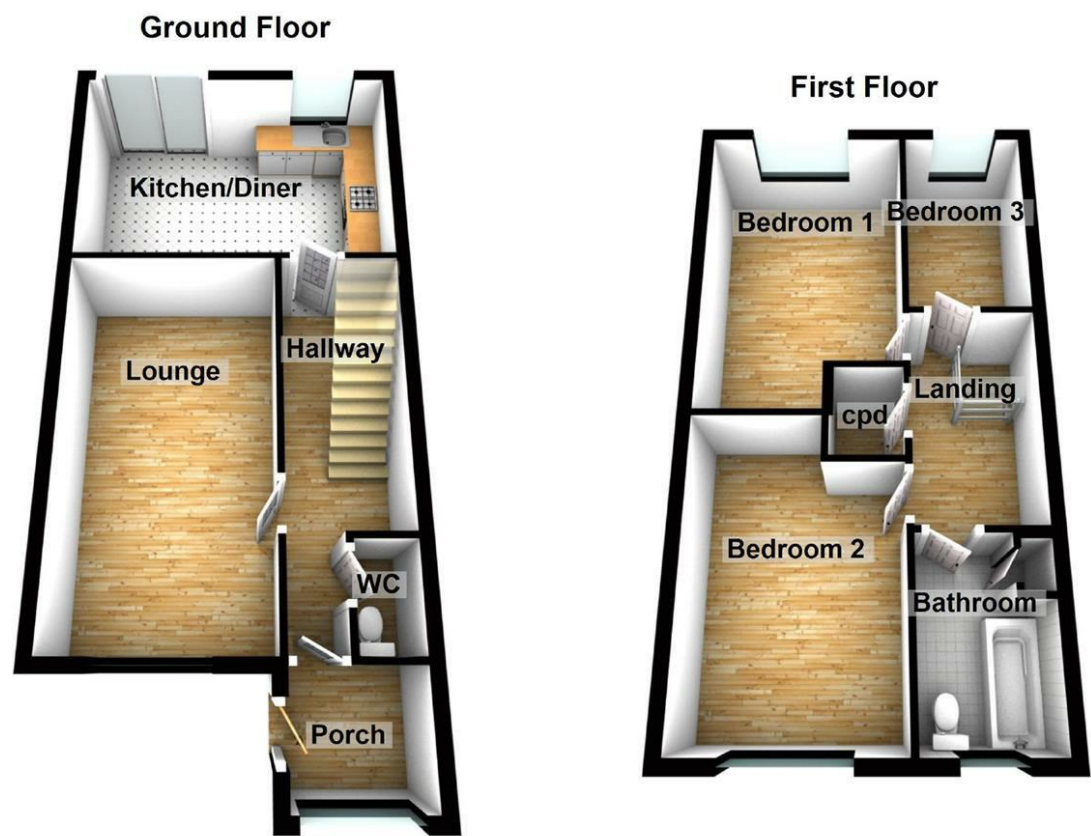
Traditional

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(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	