



## 76 Laburnum Avenue , Wallsend, NE28 8HG

- \*\* STUNNING FOUR BEDROOM MID TERRACE HOUSE \*\* SPACIOUS BREAKFASTING KITCHEN \*\*
- \*\* PRIVATE REAR YARD \*\* BATHROOM & SEPARATE SHOWER ROOM \*\* SOUGHT AFTER AREA \*\*
- \*\* WOOD BURNING STOVE FIRE TO DINING ROOM \*\* IDEAL FAMILY HOME \*\* CHAIN FREE \*\*
- \*\* CLOSE TO LOCAL AMENITIES, METRO STATION & RICHARDSON DEES PARK \*\* UTILITY ROOM \*\*
- \*\* CHAIN FREE \*\* COUNCIL TAX BAND B \*\* EPC RATING D \*\*

**Offers Over £195,000**

# 76 Laburnum Avenue

, Wallsend, NE28 8HG



- \*\*\* Freehold \*\*\*
- Dining Room With Wood Burning Stove Fire
- Chain Free
- Four Bedrooms
- Bathroom And Separate Shower
- Council Tax Band B
- Spacious Modern Refitted Breakfasting Kitchen
- Ideal Family Home
- EPC Rating D

## Entrance

Composite door into the entrance lobby.

## Hallway

Radiator, and access to ground floor rooms.

## Living Room

13'10" x 12'11" (4.22 x 3.95)

Double glazed bay window, and radiator. Decorative coving, dado rail and ceiling rose. Feature fire surround.

## Dining Room

13'10" x 11'5" (4.23 x 3.48)

Open plan to the Kitchen. Radiator and decorative coving.

## Kitchen

20'1" x 10'2" (6.14 x 3.12)

Two double glazed windows, radiator and part tiled walls. Fitted with a comprehensive range of floor and wall units, counters and sink. Gas hob, extractor hood and electric oven. Vinyl tiled flooring, under stairs storage cupboard and an island unit.

## Utility

10'0" x 5'7" (3.06 x 1.72)

Double glazed window and door to the rear. Radiator.

## Landing

A spacious landing with decorative coving and storage cupboard.

## Bedroom 1

14'2" x 11'4" (4.32 x 3.47)

Double glazed window and radiator.

## Bedroom 2

14'0" x 10'8" (4.29 x 3.26)

Double glazed window and decorative coving. Decorative ceiling rose.

## Bedroom 3

10'11" x 10'4" (3.33 x 3.15)

Double glazed windows and radiator. Built in cupboard.

## Bedroom 4

10'5" x 6'10" (3.20 x 2.10)

Double glazed window and decorative coving.

## Bathroom

5'2" x 7'1" (1.59 x 2.16)

Double glazed window and a heated towel rail. Part tiled walls and tiled flooring. Fitted with a three piece suite.

## Shower Room

Double glazed window and fitted with a dual shower head, tiling to walls.

## External

There is a small town style garden to the front and a 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>  
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:  
Rivers and the sea: Very low.  
Surface water: Very low.

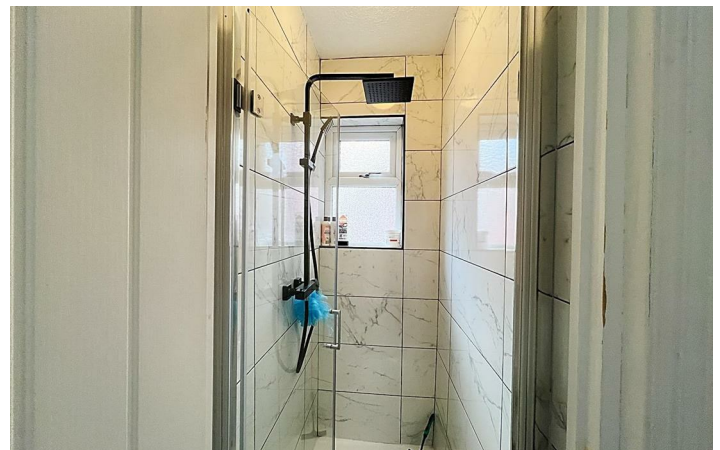
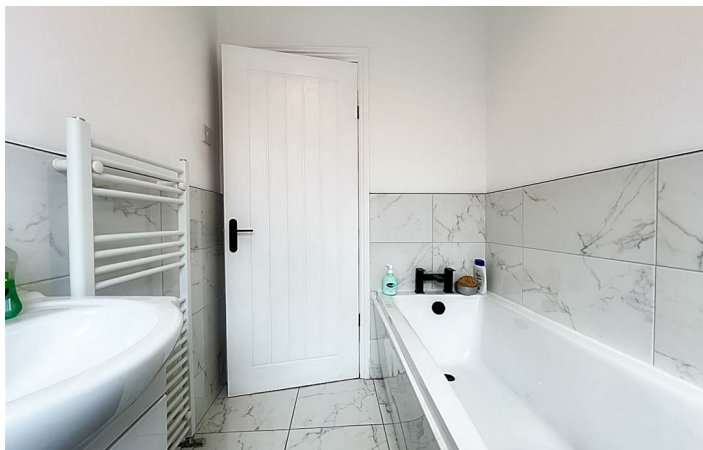
## CONSTRUCTION:

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

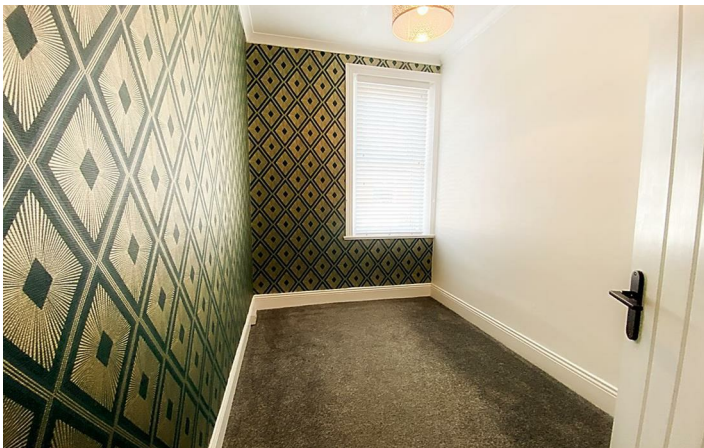












Floor Plan



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.

