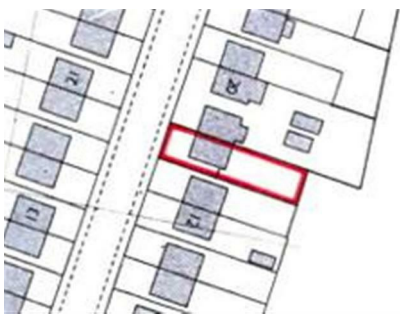




16 Dinsdale Avenue Kings Estate, Wallsend, NE28 9JD

- TWO BEDROOM SEMI DETACHED HOUSE • IDEAL FIRST TIME BUY • HIGHLY POPULAR LOCATION •
- SPACIOUS SUN ROOM TO REAR • WOOD BURNING STOVE FIRE TO LOUNGE • MODERN KITCHEN •
- OFF STREET PARKING TO FRONT • EXCELLENT ROAD LINKS • GARDEN TO REAR WITH STORAGE •
- COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING C •

Price £165,000



- Two Bedroom Semi Detached House
- Wood Burning Stove Fire
- Council Tax Band A
- Modern Kitchen
- Off Street Parking
- Freehold
- Spacious Sun Room To Rear
- Fantastic First Buy
- Energy Rating C

Entrance

Double glazed entrance door, stairs to the first floor landing.

Lounge

4.38 x 3.6

Double glazed bow window, fireplace with wood burning stove fire, laminate flooring, storage cupboard, radiator.

Kitchen

4.58 x 2.00

Fitted with a modern range of wall and base units with work surfaces over and sink unit, laminate flooring, open plan to sun room.

Sun Room

11'1" x 9'1" (3.40 x 2.77)

Double glazed windows, tiling to floor, radiator and double glazed door leading out to the rear garden.

Landing

Double glazed window, access to the loft which is boarded and has pull down ladders and lighting.

Bedroom 1

3.14 x 3.27

Double glazed window, fitted wardrobes, cupboard and radiator.

Bedroom 2

2.55 x 2.71 max

Double glazed window, fitted wardrobes, and radiator.

Bathroom

2.28 x 1.58

Comprising; bath with shower over, WC and wash hand basin., double glazed window, tiling to walls and floor, ladder style radiator.

External

Externally the front garden has planted beds and block paving providing space for off street parking. The rear garden is laid to lawn and has a paved patio and a garage for storage, (no access for a vehicle)

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

Three-UK-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:

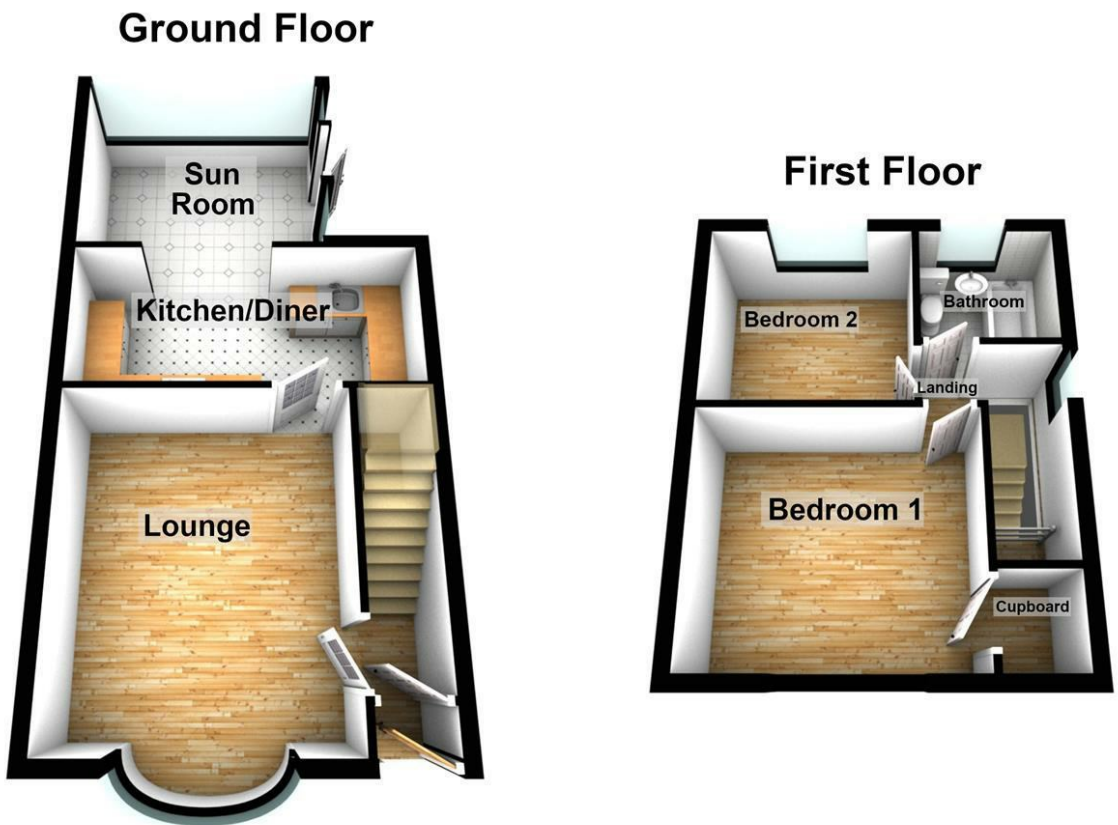
Traditional

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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	