

## 42 Rae Avenue , Wallsend, NE28 9JP

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

\*\* READY TO MOVE INTO \*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* GREAT STARTER HOME \*\*

\*\* SITUATED ON POPULAR KINGS ESTATE \*\* WALKING DISTANCE TO RISING SUN COUNTRY PARK \*\*

\*\* OFF STREET PARKING \*\* CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS \*\*

\*\* ENERGY RATING TBC \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\*

Offers Over £170,000



- Chain Free
- Close to Local Amenities, Schools and Transport Links
- Council Tax Band A

#### Entrance

Timber door into hallway

#### Hallway

Stairs to the first floor landing, radiator.

#### Lounge

12'5" max x 11'3" (3.79 max x 3.44 ) Double glazed window, feature fireplace, radiator, parquet style flooring.

#### Kitchen/Diner

16'4" x 9'4" (4.99 x 2.86) Fitted with a modern range of wall and base units with complimentary work surfaces over, integrated oven and hob with extractor hood over, intergranted under counter fridge and freezer, curcular sink unit and tiled splashbacks. Two double glazed windows, storage cupboard, double glazed door to the side, radiatoir and Parque style flooring.

#### Landing

Double glazed window, access to bedroom and shower room

#### Shower Room

6'7" x 5'7" (2.01 x 1.71 ) Comprising; shower cubicle, WC and wash hand basin with storage under. Part tiled walls, tiling to floor,

- Two Double Bedrooms
- Within Walking Distance to Rising Sun Country Park
- Freehold double glazed window and ladder style radiator.

#### Bedroom 1

13'7" x 12'5" (4.15 x 3.80) Double glazed window, radiator. Rear Elevation

#### Bedroom 2

12'11" x 9'6" (3.94 x 2.91) Double glazed window, radiator.

#### External

To the front there is a low maintenance front garden with off street parking and gated side access to rear garden. To the rear there is a lovely garden with raised borders, patio area,decked area, lawned area and fenced perimeter.

#### 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, 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.

- Great Starter Home
- Ready to Move into

- Energy Rating TBC
- EE- Good outdoor and in-home
- O2- Good outdoor
- Three- Good outdoor and in-home
- Vodafone - Good outdoor, variable in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

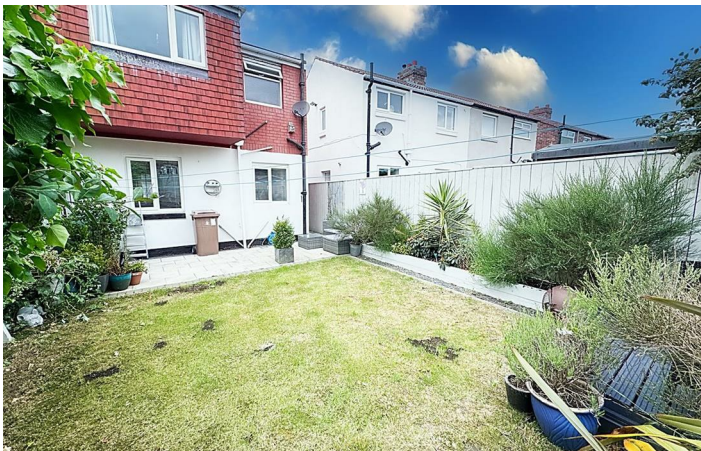
#### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

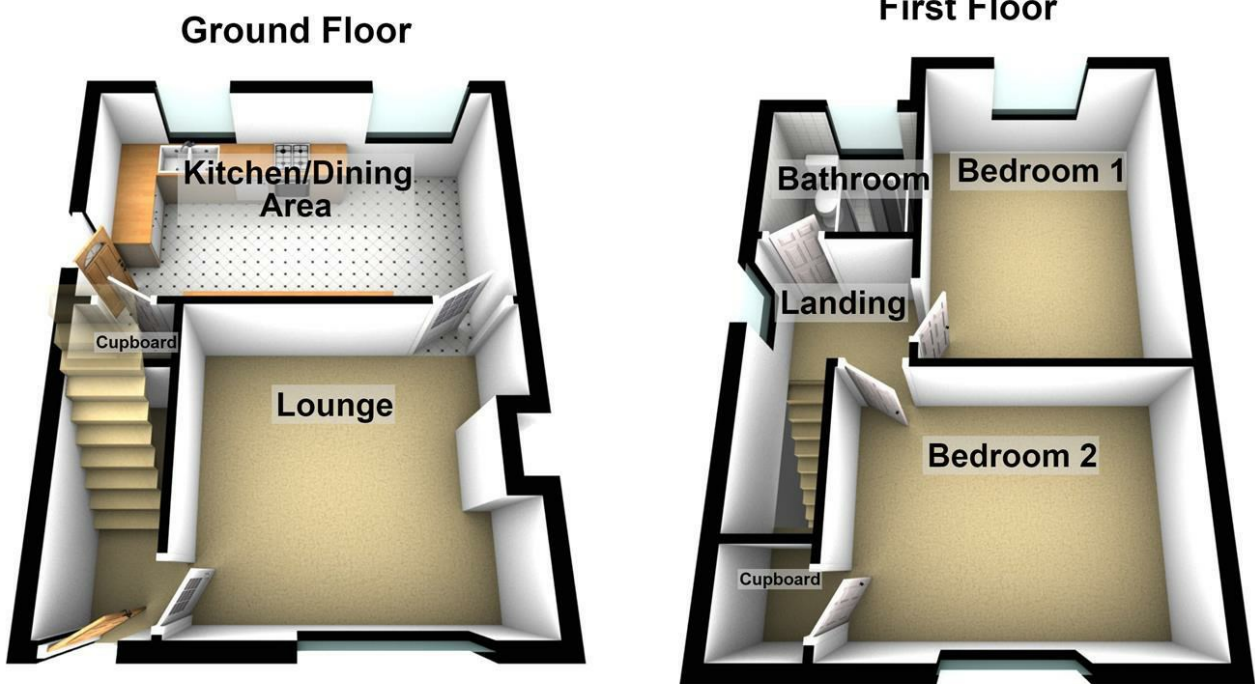
#### CONSTRUCTION:

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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