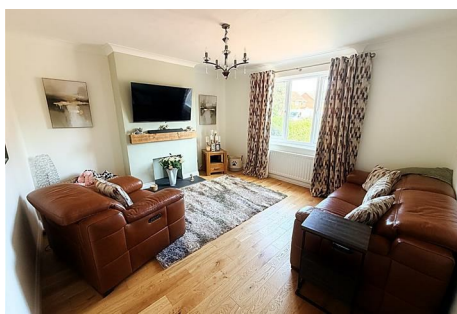




5 Bedford Avenue , Wallsend, NE28 8EF

SOUTH WEST FACING REAR GARDEN • RECENTLY REFURBISHED AND READY TO MOVE INTO

THREE GOOD SIZE BEDROOMS • GREAT FIRST BUY • POPULAR LOCATION •

AMPLE SPACE FOR OFF STREET PARKING AND GARAGE • FREEHOLD • ENERGY RATING C

CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS • COUNCIL TAX BAND A

Offers Over £210,000



- Freehold
- Recently Refurbished
- Three Bedroom Terraced House
- South Westerley Rear Garden
- Popular Location and Close to Excellent Road Links
- Council Tax Band A
- Garage and Driveway Parking
- Great First Buy
- Energy Rating C

Entrance Hall

Timber entrance door, wood flooring, Double glazed window access to stairs to the first floor landing, double bedrooms and shower room. Loft glazed window, understairs cupboard, Access. radiator, access to kitchen/diner and lounge .

Lounge

13'10" x 12'5" (4.22 x 3.79)

Double glazed window, radiator and wood flooring.

Kitchen/Diner

20'3" max x 8'0" max (6.18 max x 2.45 max)

Fitted with a modern range of wall and base units with complimentary work surfaces, built in oven and hob with overread extractor hood, sink unit and plumbed for dishwasher, double glazed window, access to utility room and French doors into rear garden from dining area.

Utility Room

8'8" x 8'7" (2.66 x 2.62)

Fitted with wall and floor units, countertops and plumbed for washing machine and dryer. Double glazed door with access to rear garden.

Downstairs WC

4'7" x 2'6" (1.42 x 0.78)

Double glazed window, WC and wash hand basin.

Landing

Bedroom 1

12'5" x 9'6" to robe (3.80 x 2.92 to robe)

Double glazed window, radiator and fitted wardrobes.

Bedroom 2

12'7" max x 9'3" (3.84 max x 2.84)

Double glazed window, radiator

Bedroom 3

8'8" x 7'9" (2.66 x 2.38)

Double glazed window and radiator

Shower Room

7'4" x 5'0" (2.26 x 1.53)

Two double glazed windows, radiator, walk in shower, WC and hand wash basin set in vanity unit

External

To the front there is a low maintenance garden, garage and driveway parking for multiple vehicles. To the rear there is a garden with borders, lawn and gated access to detached garage.

Material Information

BROADBAND AND MOBILE:

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.

EE-Good outdoor and in-home

O2-Good outdoor

Three-UK-Good outdoor, variable 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:

Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

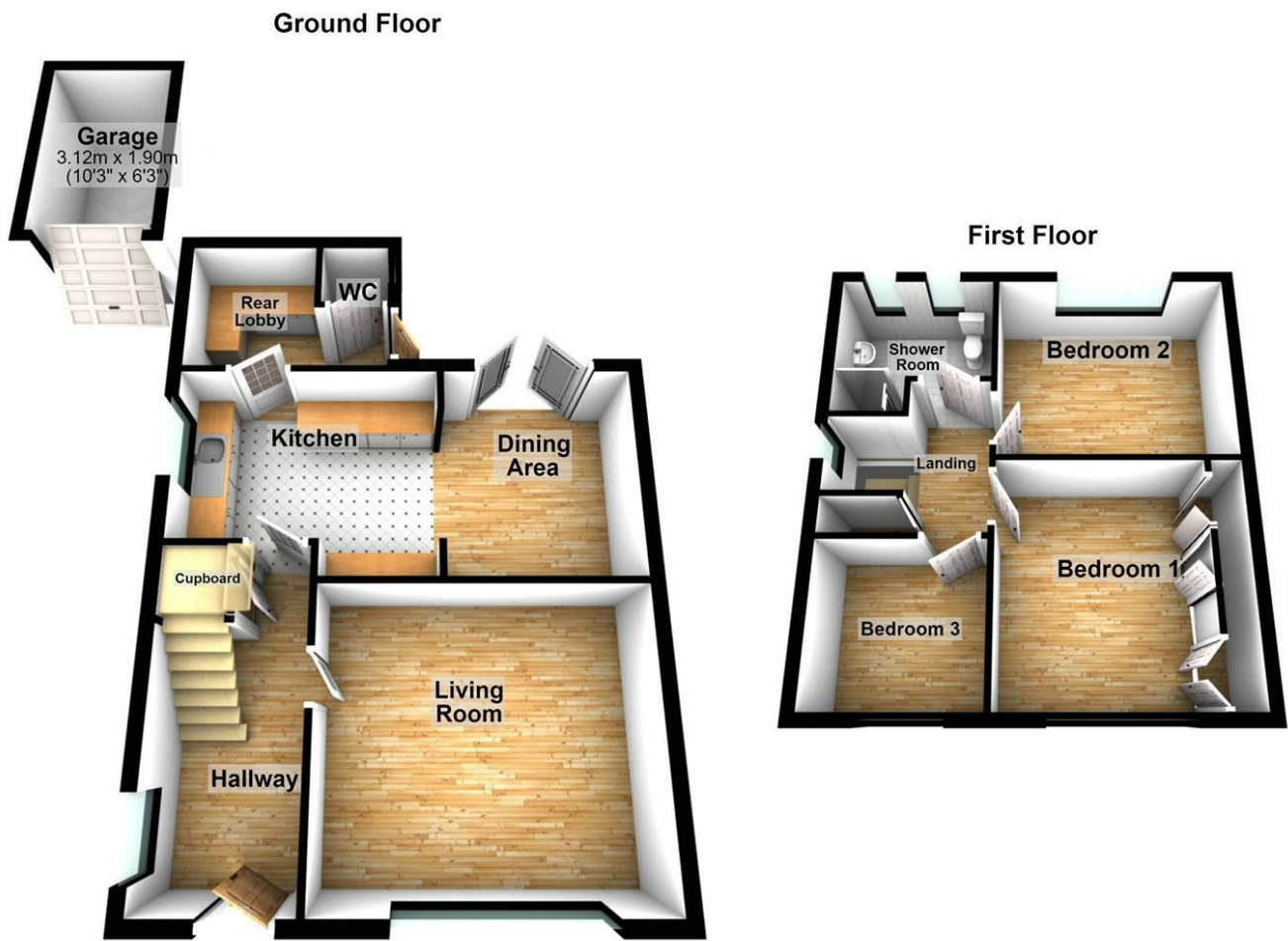
Traditional

This information must be confirmed via our surveyor.





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		82
(81-91) B		
(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	