



## 46 Dinsdale Avenue , Wallsend, NE28 9JD

\*\* TWO BEDROOM SEMI DETACHED HOUSE \*\* FANTASTIC FIRST BUY \*\* LOVELY REAR GARDEN \*\*

\*\* MODERN KITCHEN & BATHROOM \*\* OFF STREET PARKING \*\* SPACIOUS CONSERVATORY \*\*

\*\* SOUGHT AFTER LOCATION CLOSE TO AMPLE AMENITIES & EXCELLENT ROAD LINKS \*\*

\*\* CHAIN FREE \*\* COUNCIL TAX BAND A \*\* FREEHOLD \*\* ENERGY RATING D \*\*

**Offers Over £160,000**



- Two Bedroom Semi Detached House
- Conservatory
- Ideal First Time Buy

#### Entrance Lobby

Composite entrance door, stairs to the first floor landing.

#### Lounge

14'4" x 11'10" into alcove (4.38 x 3.63 into alcove)

Double glazed window, Radiator, cupboard to alcove.

#### Kitchen

15'0" x 6'6" (4.58 x 2.00)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit, integrated dishwasher, radiators and There is a lovely garden to the rear glazed door leading into the conservatory.

#### Conservatory

11'0" x 9'11" (3.37 x 3.03)

Double glazed windows, radiator and double glazed French doors leading to the garden.

#### Landing

Double glazed window.

#### Bedroom 1

10'3" x 10'8" (3.14 x 3.27)

Double glazed window, fitted wardrobes, radiator.

- Lovely Rear Garden

- Off Street Parking

- Freehold - Council Tax Band A

#### Bedroom 2

8'4" x 8'10" max 7'2" min (2.55 x 2.71 max 2.19 min)

Double glazed window, radiator.

#### Bathroom

7'5" x 5'2" (2.28 x 1.58)

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

#### External

Externally the front garden is gravelled for low maintenance and there is space for off street parking.

There is a lovely garden to the rear which has lawn, planted beds and decking.

#### 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-Variable outdoor

Three-UK Good outdoor and in-home

Vodafone\_Good outdoor

- Modern Kitchen & Bathroom

- Popular Location

- Energy Rating D

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.

We recommend potential

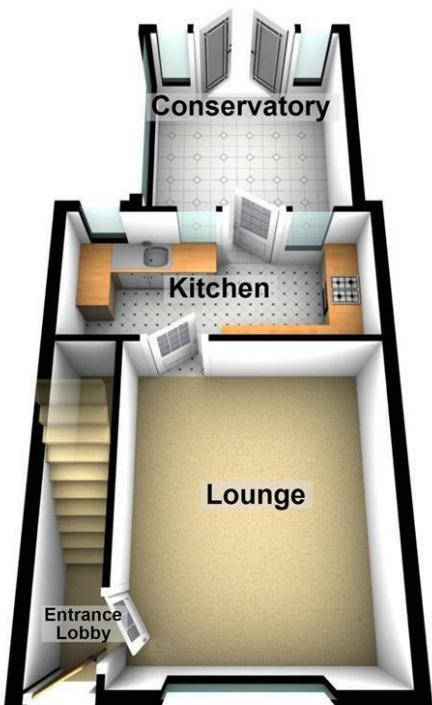


<https://www.next2buy.com>



## Floor Plan

### Ground Floor



### First Floor



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		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	