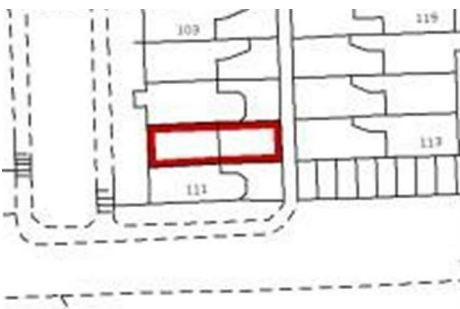




109 Broomfield Avenue , Wallsend, NE28 9AF

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.

**** WELL PRESENTED THREE BEDROOM MID TERRACE HOUSE ** DOWNSTAIRS WC ****

**** WITHIN WALKING DISTANCE TO RISING SUN COUNTRY PARK ** GREAT FIRST TIME BUY ****

**** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C ****

Offers Over £170,000



- Freehold
- Great First Time Buy
- Low Maintenance Rear Garden
- Well Presented Three Bedroom Mid Terrace House
- Popular Area
- Energy Rating C
- Walking Distance to Rising Sun Country Park
- Downstairs WC
- Council Tax Band A

Entrance

Composite door into hallway

Hallway

17'4" x 2'10" (5.29 x 0.87)

Tiled floor, two storage cupboards, radiator, stairs to first floor, access to downstairs WC, kitchen/diner and lounge,

Downstairs WC

4'11" x 3'4" (1.50 x 1.03)

Double glazed window, WC, hand wash basin, tiled floor.

Kitchen/Diner

17'1" x 8'10" (5.23 x 2.71)

Fitted with range of wall and base units, with complimentary work surfaces, sink, built in induction hob with overhead extractor hood and built in oven, integrated fridge/freezer, integrated bins, integrated dishwasher, plumbed for washing machine. Vertical radiator, French doors opening into lounge area, laminate flooring.

Lounge

15'10" x 10'3" (4.85 x 3.14)

Double glazed window and French doors opening into rear garden, radiator.

Stairs to first floor

Leading to..

Landing

Access to bedrooms and bathroom

Bedroom 1

14'0" x 9'1" (4.29 x 2.77)

Rear elevation. double glazed window, radiator and laminate flooring.

Bedroom 2

13'11" x 9'0" (4.25 x 2.76)

Front elevation, double glazed window and laminate flooring.

Bedroom 3

10'4" x 6'6" (3.17 x 2.00)

Double glazed window, radiator and laminate flooring.

Bathroom

7'7" x 6'5" (2.32 x 1.96)

Double glazed window, radiator, fully tiled walls and floor, free standing bath with over head shower, WC and hand wash basin.

External

To the front of the property there is a small walled garden with low fencing, whilst to the rear there is an enclosed garden which has decked area, artificial turf, storage shed and rear access gate.

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.

EE- Good outdoor and in-home

O2- Variable outdoor

Three - Good outdoor, variable in-home

Vodafone - Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

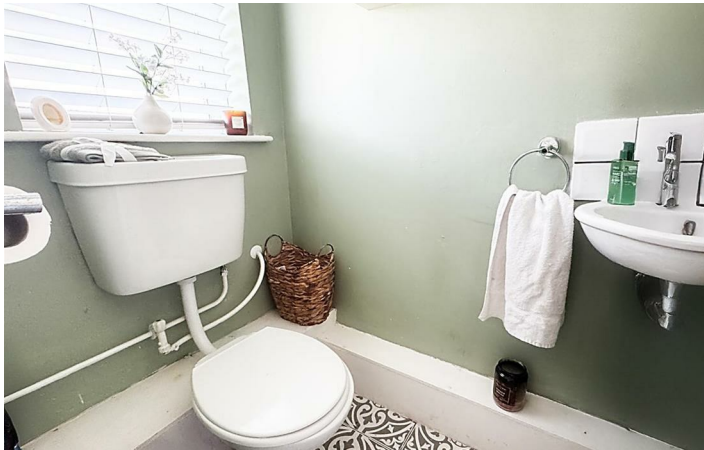
Surface water: Very low.

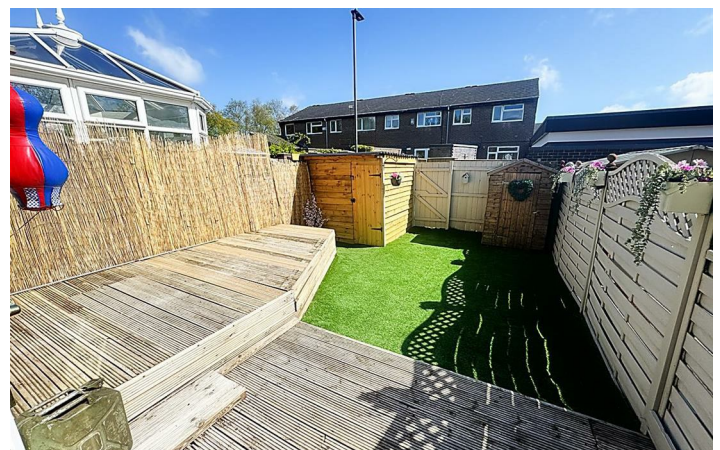
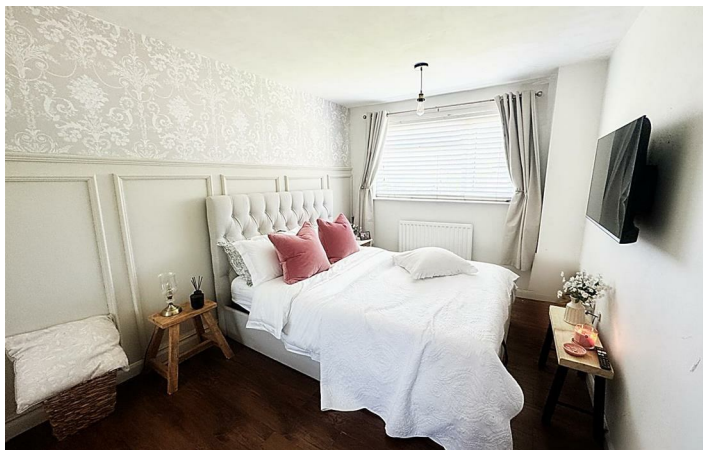
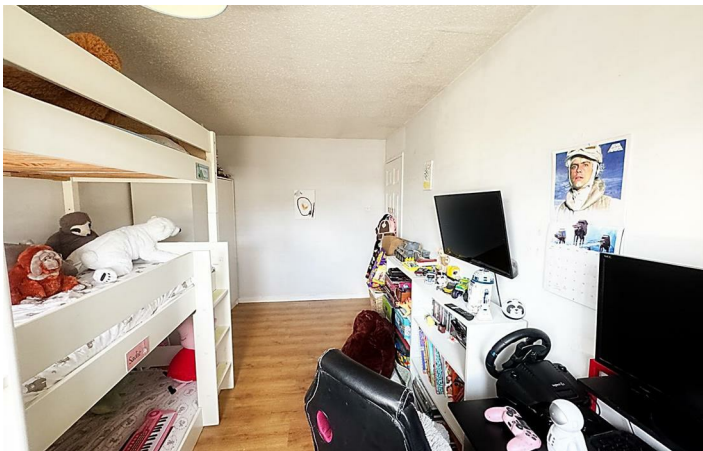
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

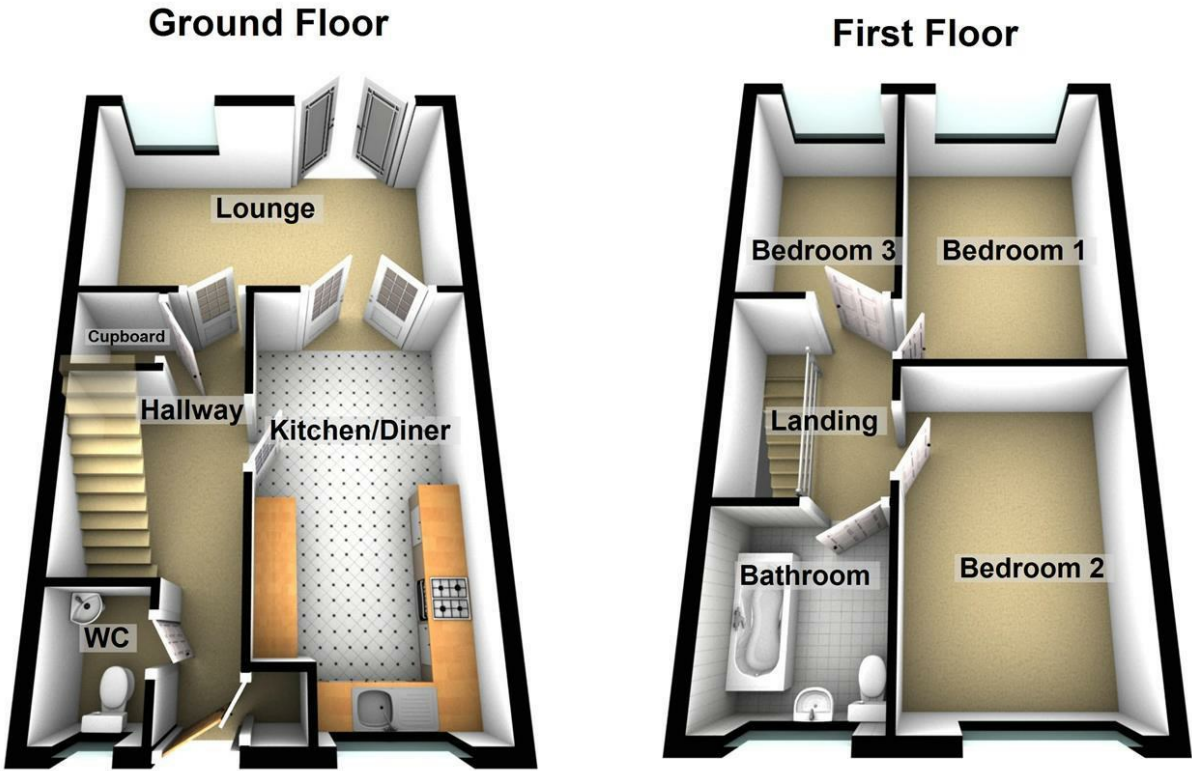
This information must be confirmed via your surveyor and legal representative.







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		87
(69-80) C	74	
(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	