

20 Laburnum Avenue , Wallsend, NE28 8HQ

** 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. **

** DECEPTIVELY SPACIOUS FIVE BEDROOM MID TERRACE HOUSE - SITUATED OVER THREE FLOORS **

** IMPRESSIVE HALLWAY ** LOVELY PERIOD STYLE FEATURES ** SPACIOUS LOUNGE/ DINING ROOM **

** WOOD BURNING STOVE FIRE TO LOUNGE ** DOWNSTAIRS WC ** FANTASTIC FAMILY HOME **

Price £250,000



- Five Bedroom Mid Terrace House
- Impressive Hallway
- Freehold **Entrance Lobby**
Entrance door, coving to ceiling, tiled flooring, half glazed door leading to the hallway.
- Situated Over Three Floors
- Wood Burning Stove Fire
- Council Tax Band B

First Floor Landing
Dado rail, coving to ceiling and stairs leading to the second floor landing.

Bedroom 1
14'8" x 12'2" into robe (4.46 x 3.72 into robe)
Double glazed window, built-in wardrobes, picture rail, coving and rose to ceiling, radiator.

Bedroom 2
13'10" x (4.22 x)
Double glazed window, fireplace with tiled inset, picture rail, coving and rose to ceiling, radiator.

Bedroom 5
10'1" x 7'5" (3.08 x 2.27)
Double glazed window, radiator.

Bathroom
11'11" max x 8'10" max (3.64 max x 2.69 max)
Comprising; shower enclosure, freestanding roll top bath, low level WC and wash hand basin. Part panelled walls, spotlights to ceiling, curved windows.

Second Floor Landing
Storage cupboard, dado rail, access to bedrooms three and four.

Bedroom 3
19'5" x 11'4" (5.92 x 3.45)
Double glazed window, feature fireplace, radiator.

- Lovely Period Style Features
- Chain Free
- Energy Rating D

Bedroom 4
12'4" into alcove x 11'4" (3.75 into alcove x 3.45)
Double glazed window, feature fireplace, radiator.

External
Externally there is a small town garden to the front and a private yard to the rear.

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>

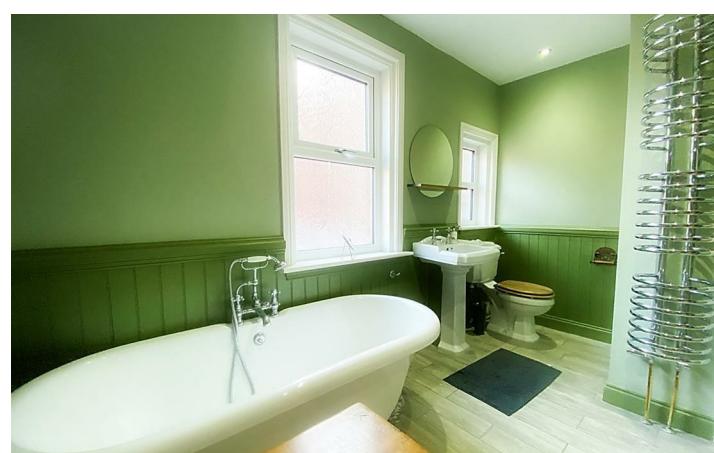
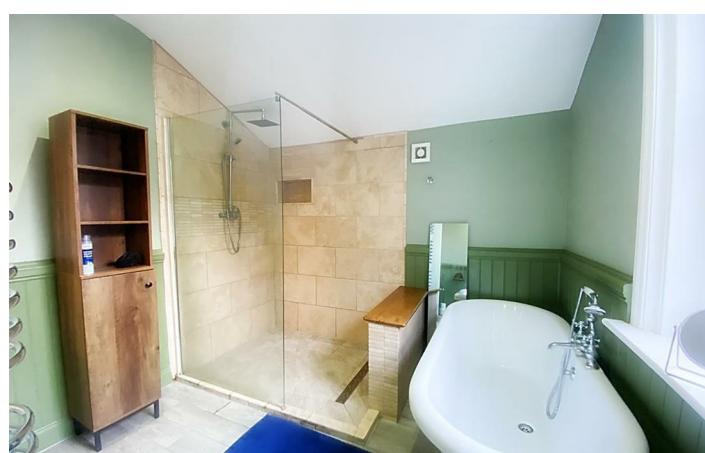
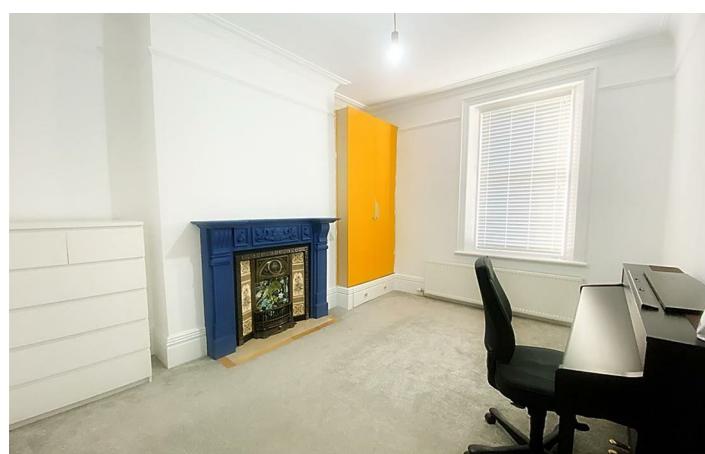
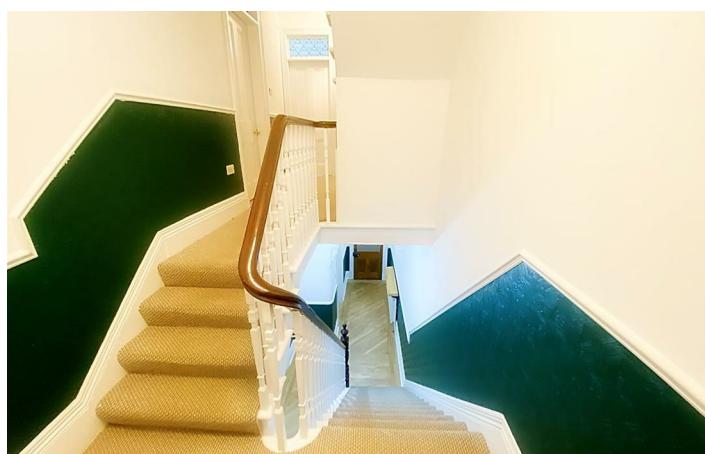
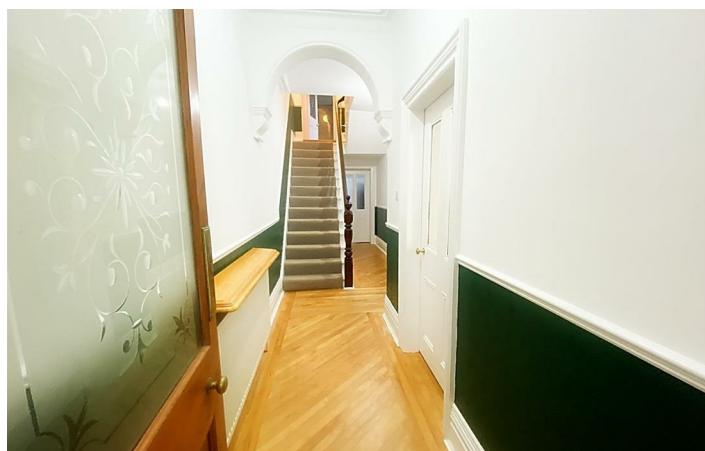
EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

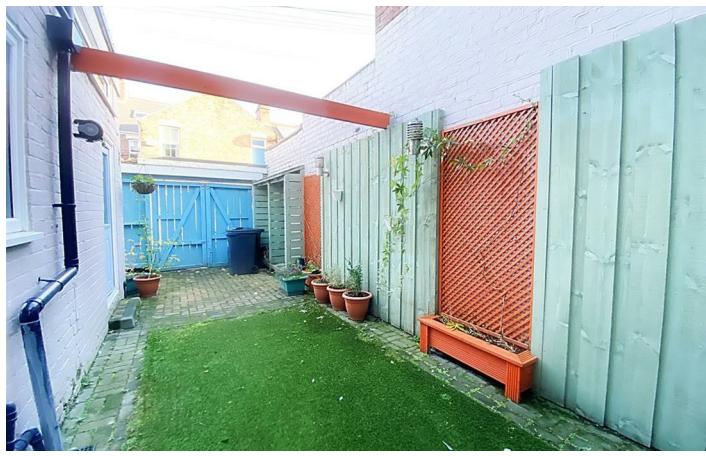
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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	79
(81-91)	B	58
(69-80)	C	
(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	