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19 Amberdale Avenue

, Walkerdene, NE6 4UF

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.

SUPERBLY PRESENTED • DECPTIVELY SPACIOUS • GREAT FIRST BUY OR FAMILY HOME

MODERN KITCHEN WITH INTEGRATED APPLIANCES • THREE GOOD SIZED BEDROOMS

CLOSE TO LOCAL AMENITIES, SCHOOLS AND GREAT TRANSPORT LINKS TO NEWCASTLE CITY COUNCIL

Offers Over £195,000

3 2 2 C

- Three Good Sized Bedrooms
- Modern KItchen wIth Integrated Applicances
- Ready To Move Into
- Deceptively Spacious
- En-SuiteTo Master Bedroom
- Allocated Parking Bay
- Freehold
- Energy Rating C
- Council Tax Band C

Entrance Hallway

Double glazed entrance door, laminate flooring, two storage cupboards, stairs to the first floor landing, radiator.

WC

3'3" x 6'0" (0.99 x 1.83)
Comprising; WC, wash hand basin, double glazed window, radiator.

Lounge

17'7" x 13'5" (5.36 x 4.10)
Spacious lounge with laminate flooring, double glazed windows, radiators, double glazed French doors opening out to the rear garden.

Kitchen/Diner

16'11" x 13'5" (5.16 x 4.09)
Fitted with a modern range of wall and base units with work surfaces over, integrated microwave oven, oven and island which includes induction hob with extractor, sink unit, integrated washing machine, integrated fridge freezer, part tiled walls, olaminate flooring, two double glazed windows, radiator and double glazed french doors to the rear garden.

Stairs to First Floor

Leading too..

Landing

Storage cupboard, double glazed window, radiator.

Bedroom One

13'6" x 12'7" max (4.12 x 3.83 max)
Double glazed windows, radiators, access to en-suite.

En-suite

5'9" x 6'10" max into shower (1.76 x 2.08 max into shower)
Comprising shower cubicle, WC, wash hand basin, part tiled walls, double glazed window, radiator.

Bedroom Two

7'6" x 13'7" (2.29 x 4.13)
Double glazed windows, radiators.

Bedroom Three

6'10" x 10'3" (2.08 x 3.13)
Double glazed windows, radiator.

Bathroom

9'7" max x 6'9" (2.92 max x 2.05)
Fitted with a three pice suite comprising; bath with shower over, WC, wash hand basin, part tiled walls, double galzed window, radiator.

External

Externally there is a fenced garden area to the front. The rear garden has a fenced perimeter with gated access to allocated parking bay, aritifical turf and patio area .

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

Results for 19, AMBERDALE AVENUE

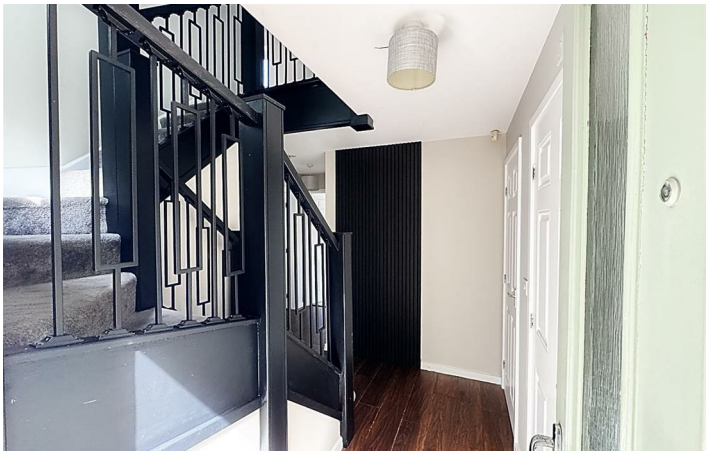
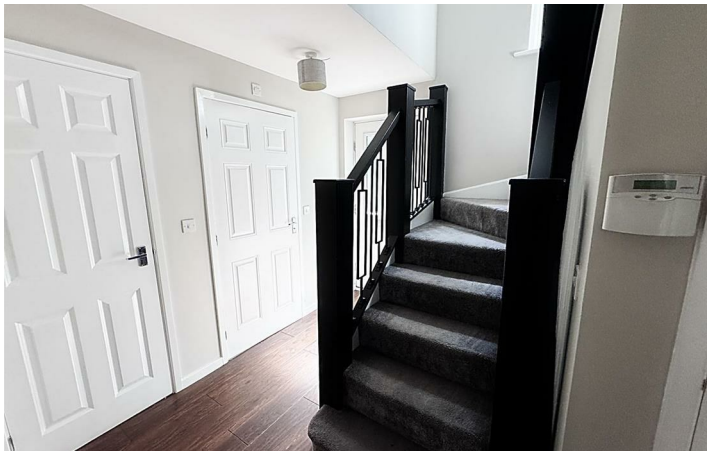
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

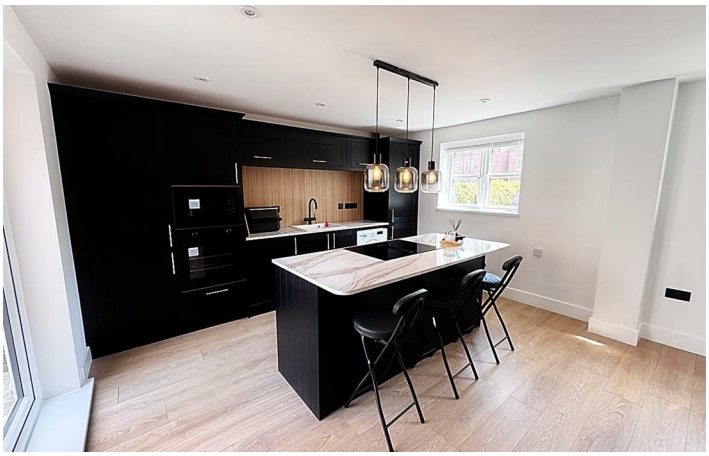
EE- Good outdoor and in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

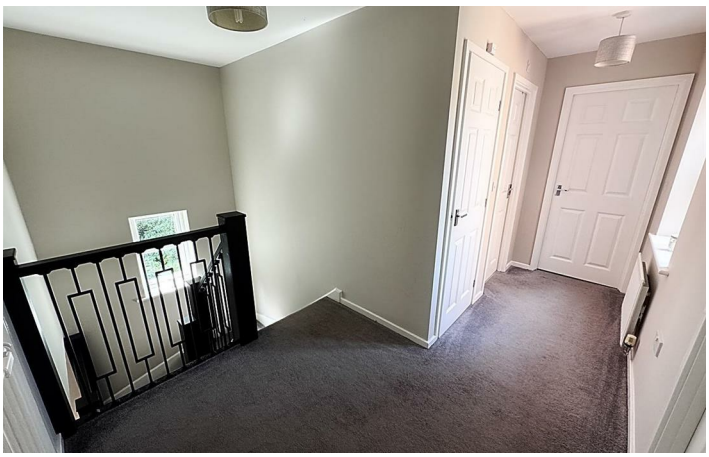
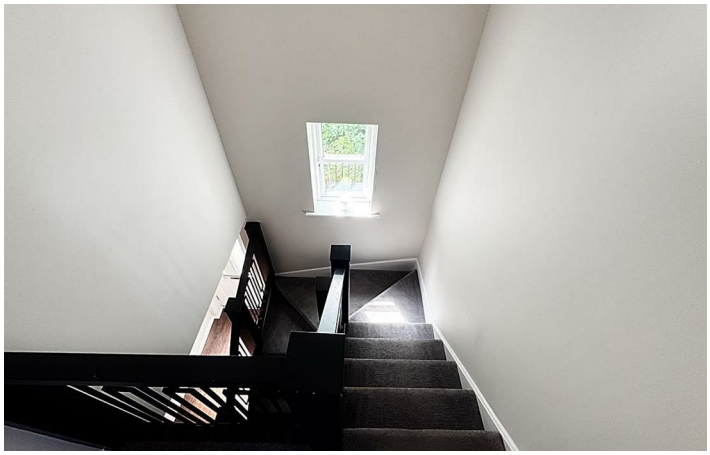
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Low.

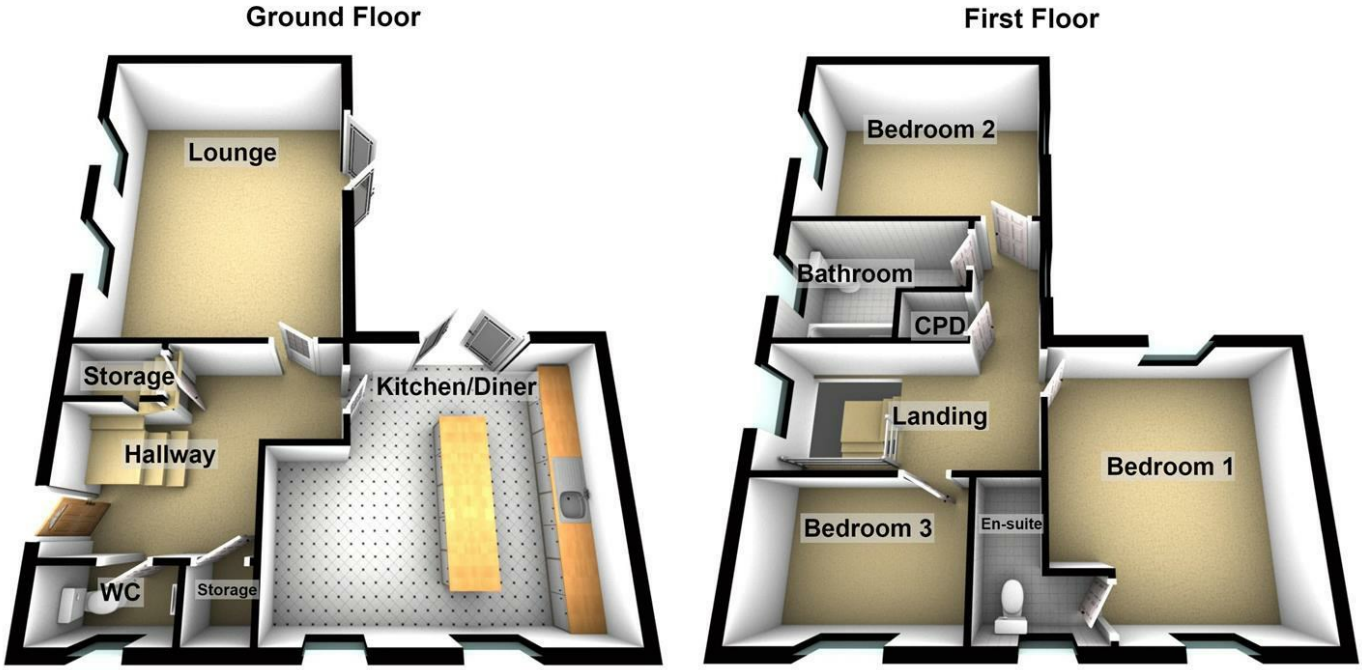
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



Floor Plan



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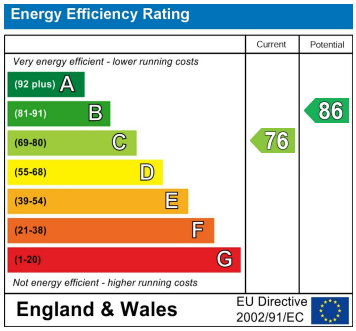

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