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19 Rae Avenue

Kings Estate, Wallsend, NE28 9JP

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.

• THREE BEDROOM SEMI DETACHED HOUSE • SUPERBLY PRESENTED & READY TO MOVE INTO •

• MODERN KITCHEN & BATHROOM • OFF STREET PARKING FOR TWO VEHILCLES • UTILITY ROOM •

• CONSERVATORY • LOVELY LOW MAINTENANCE GARDEN TO REAR • FANTASTIC FIRST TIME BUY •

Offers Over £190,000

3 1 2 D

- Three Bedroom Semi Detached House
- Beautifully Presented throughout
- Modern Kitchen & Bathroom
- Conservatory
- Utility Room
- Off Street Parking For Two Vehicles
- 999 Year Lease From 1936
- Council Tax Band A
- Energy Rating D

Porch

5'7" x 3'6" (1.72 x 1.09)
Double glazed entrance door with windows to the side, half glazed inner door leading into the property.

Lobby

Stairs to the first floor landing, wood flooring, radiator.

Lounge

13'1" x 11'5" (4.01 x 3.50)
Double glazed window, fireplace with gas stove fire, wood flooring, radiator.

Dining Area

8'9" x 8'2" (2.68 x 2.50)
Wood flooring, radiator and double glazed sliding doors leading into the conservatory.

Conservatory

9'3" x 8'0" (2.83 x 2.44)
Double glazed windows, laminate flooring, radiator and external door to the rear garden.

Kitchen

13'9" x 8'7" max (4.20 x 2.64 max)
Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor over, integrated fridge and dishwasher, double glazed windows, laminate flooring, vertical radiator and external door to the rear garden.

Utility Room

11'8" x 6'0" (3.56 x 1.83)
Wall and base units with work surfaces over, plumber for washing machine, laminate flooring, radiator and external door leading to the front.

Landing

Double glazed window, access to bedrooms and bathroom.

Bedroom 1

9'4" x 8'11" (2.85 x 2.72)
Double glazed window, laminate flooring, radiator.

Bedroom 2

13'6" x 6'7" max (4.13 x 2.01 max)
Double glazed window, fitted wardrobes, laminate flooring, radiator.

Bedroom 3

9'11" x 6'3" (3.04 x 1.92)
Double glazed window, fitted wardrobes, laminate flooring, radiator.

Bathroom

6'5" x 5'6" (1.98 x 1.68)
Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding, double glazed window, ladder style radiator and tiling to walls.

External

Externally the front has decorative paving and provides off street parking for two vehicles. There is a lovely low maintenance garden to the rear that has artificial grass, paved patio areas and composite decking. There is also a shed for storage.

Lease Information

The property has a 999 year lease dated from 01/05/1936, ground rent is £3.17 per year.

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

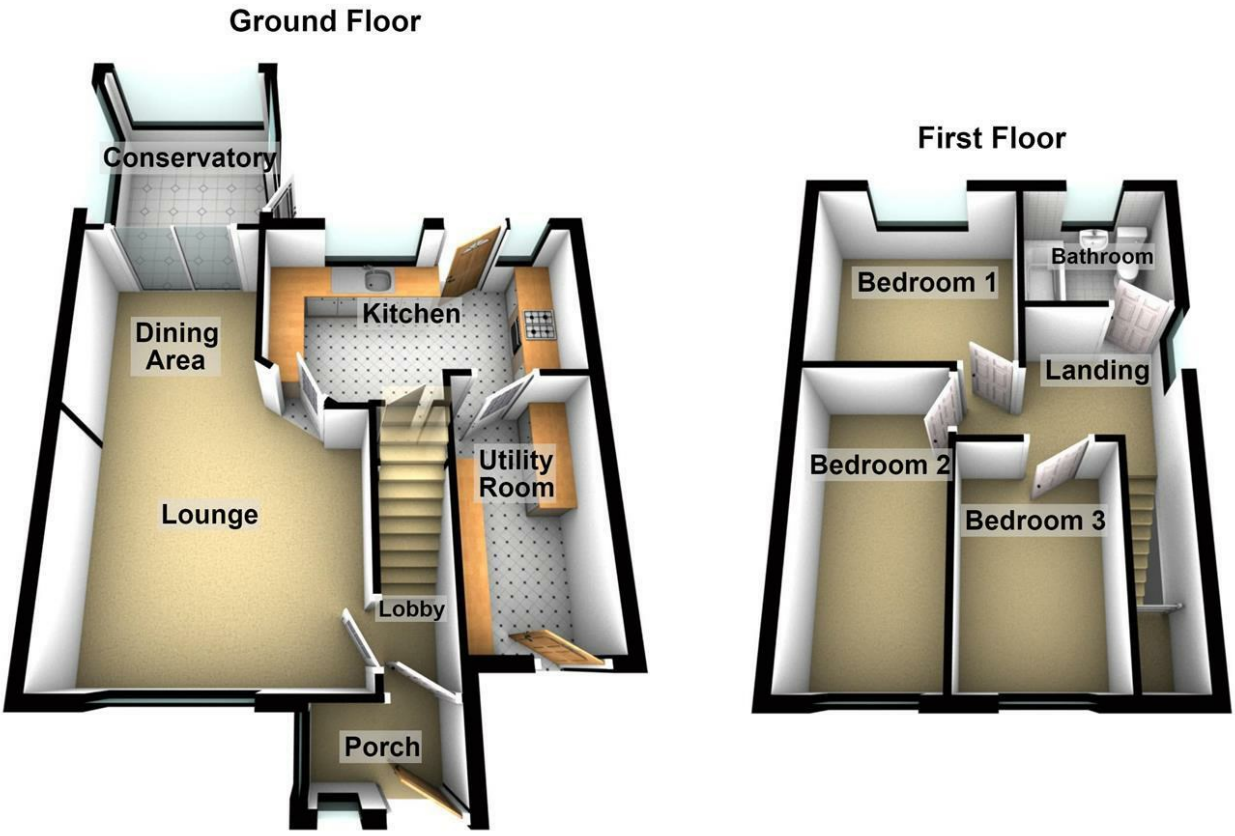
EE-Good outdoor and in-home
O2-Variable outdoor
Three-UKGood outdoor and in-home
Vodafone-Good outdoor, variable in-home

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

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

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

Floor Plan



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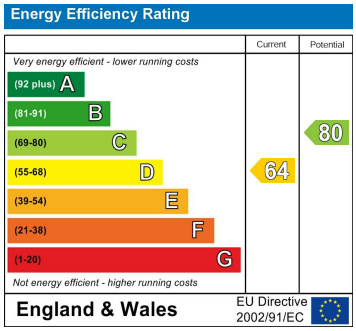

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