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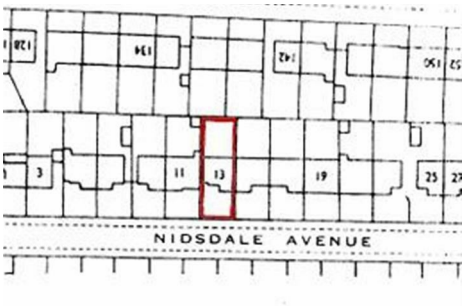


13 Nidsdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4LN

** 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. **

** SEMI DETACHED HOUSE ** TWO DOUBLE BEDROOMS ** SPACIOUS KITCHEN/DINING ROOM **

** OFF STREET PARKING TO FRONT ** UTIITY ROOM & STORAGE ROOM ** REAR GARDEN **

** WELL PRESENTED THROUGHOUT ** IDEAL FIRST TIME BUY ** NEARBY BUS SERVICES **

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

Price £160,000

2 1 1 D

- Semi Detached House - Two Double Bedrooms
- Utility Room & Storage Room
- Freehold
- Cul-De-Sac Location
- Off Street Parking To Front & Garden To Rear
- Council Tax Band A
- Kitchen/Dining Room
- Ideal First Time Buy
- Energy Rating D

Hallway

Double glazed composite entrance door, stairs to the first floor landing with cupboard under, tiling to floor, radiator.

Lounge

13'2" + bay x 10'7" (4.02 + bay x 3.24)
Double glazed bay window, fireplace with electric fire, radiator.

Kitchen/Diner

18'11" x 10'1" max (5.78 x 3.08 max)
Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, and integrated dishwasher. Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

Utility Room

17'10" x 3'11" (5.46 x 1.21)
Plumbed for washing machine with base unit and work surface over, sink with built-under storage, double glazed window and double glazed door leading to the rear garden.

Landing

Double glazed window.

Bedroom 1

11'3" x 11'1" (3.45 x 3.40)
Double glazed window, radiator.

Bedroom 2

11'1" into robe x 9'9" (3.38 into robe x 2.99)
Double glazed window, fitted sliding door wardrobes, radiator.

Bathroom

7'5" x 68'10" (2.27 x 21.0)
Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls and ladder style radiator.

Storage

7'4" x 4'1" min x 5'4" (2.24 x 1.27 min x 1.64)
A handy storage room that has a double glazed window and houses the boiler, this could be used as a study.

External

Externally the front is block paved and provides ample space for off street parking. The rear garden has a paved patio, planted beds and decking.

Material Information

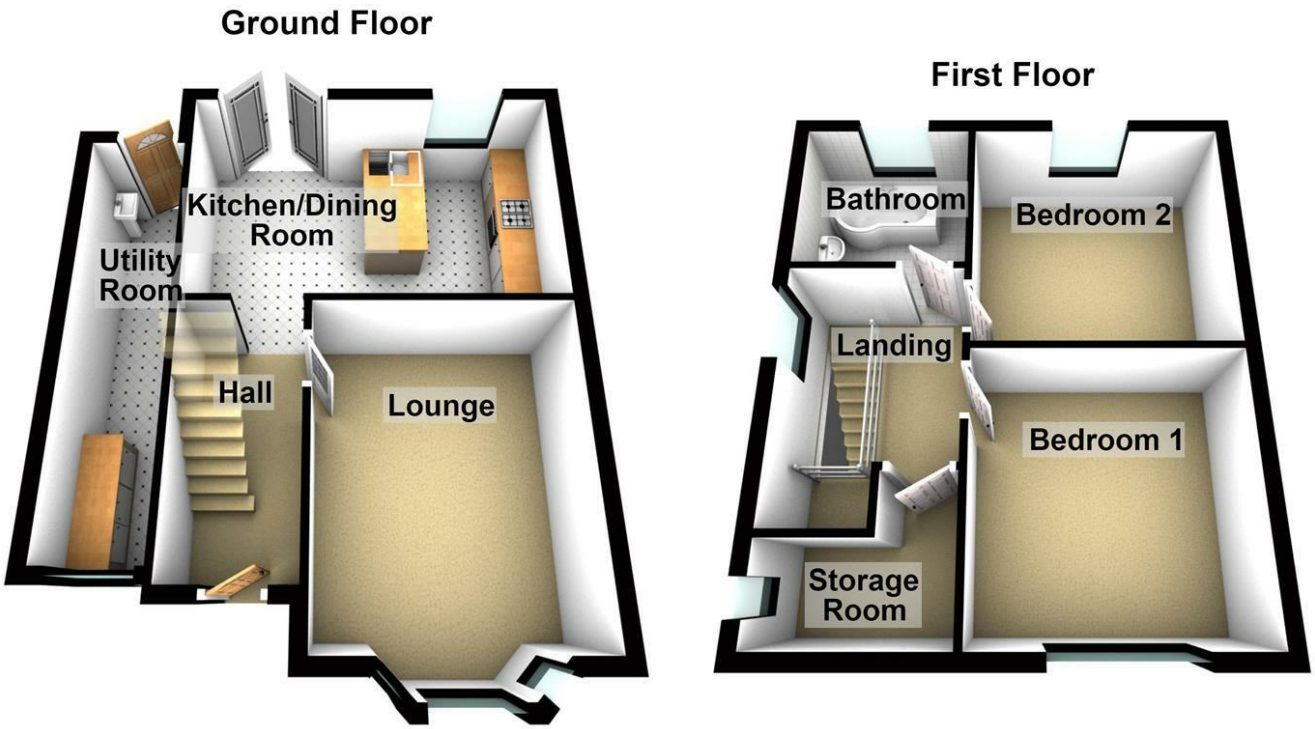
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

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

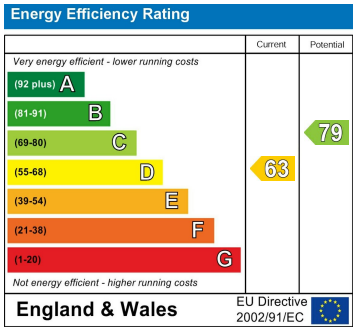
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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.



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