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5A Amberdale Avenue

Walker, Newcastle Upon Tyne, 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.

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

WALKER RIVERSIDE SCHOOL 0.2 MILES • ST ALBANS CATHOLIC PRIMARY SCHOOL 0.3 MILES

WALKERGATE METRO STATION 0.6 MILES • GREAT FIRST TIME BUY OR FAMILY HOME

Offers Over £190,000

3 2 1 C

- Well Presented
- Ensuite to Bedroom Two
- Freehold
- Great First Buy or Family Home
- Westerly Facing Rear Garden
- Council Tax Band B
- Downstairs WC
- Two Allocated Parking Bays
- Energy Rating C

Entrance
Hallway, access to lounge and stairs to first floor landing.

Lounge
12'4" x 12'4" (3.77 x 3.76)

Kitchen/Diner
15'7" x 11'5" max (4.75 x 3.50 max)
Fitted with range of wall and base units, built in oven and gas hob with overhead extractor hood, sink unit, plumbed for dishwasher and washing machine. Doubkle glazed window and French Door to dining area giving access to rear garden. Access to inner lobby and WC.

Inner Lobby
4'11" x 4'0" (1.50 x 1.22)
Storage unit and currently housing fridge freezer.

WC
5'9" x 2'10" (1.77 x 0.87)
Comprising WC, wash hand basin and radiator. Laminate flooring.

Landing
Storage cupboard. Access to bedrooms and bathroom.

Bedroom 1
13'10" x 12'7" (4.22 x 3.84)
Double glazed window, radiator and laminate flooring. Front Elevation.

Bedroom 2
12'9" max x 12'4" (3.91 max x 3.77)
Double glazed window, radiator, laminate flooring and access to ensuite. Front Elevation.

Ensuite
6'0" x 5'11" (1.85 x 1.82)
Double glazed window, radiatior and part tiled walls. Comprising WC, shower cubicle and wash hand basin set in vanity unit.

Bedroom 3
11'0" x 9'2" (3.36 x 2.80)
Rear Elevation. Currently used as dressing room. Laminate flooring, double glazed window and radiator.

Bathroom
9'2" x 606'11" (2.80 x 185)
Comprising: bath, WC and wash hand basin, part tiles walls, double glazed window and radiator.

External
To the front there is a a fenced garden and to the rear there are two allocated parking bays and a Westerly facing rear garden with side gated access and fenced perimiter.

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

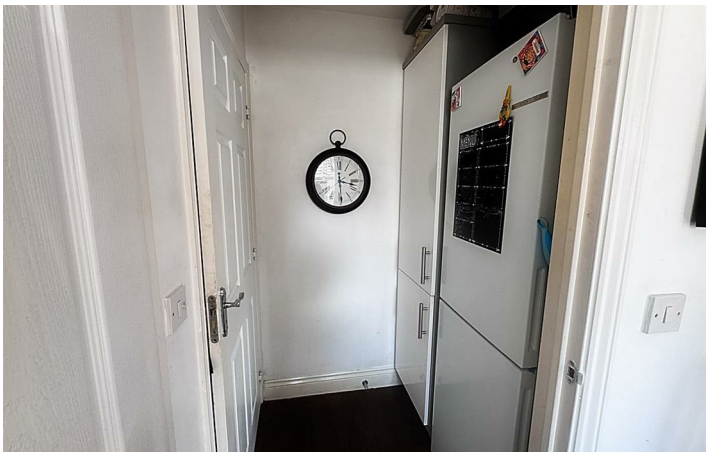
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you’re inside a building. This means there may be differences between the coverage prediction and your experience.

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

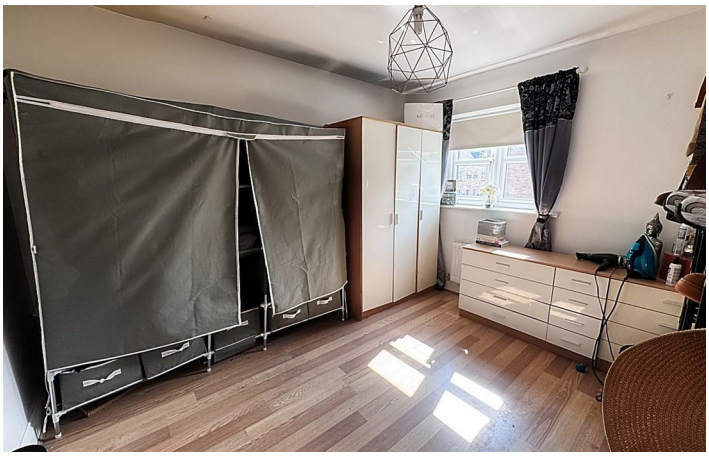
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

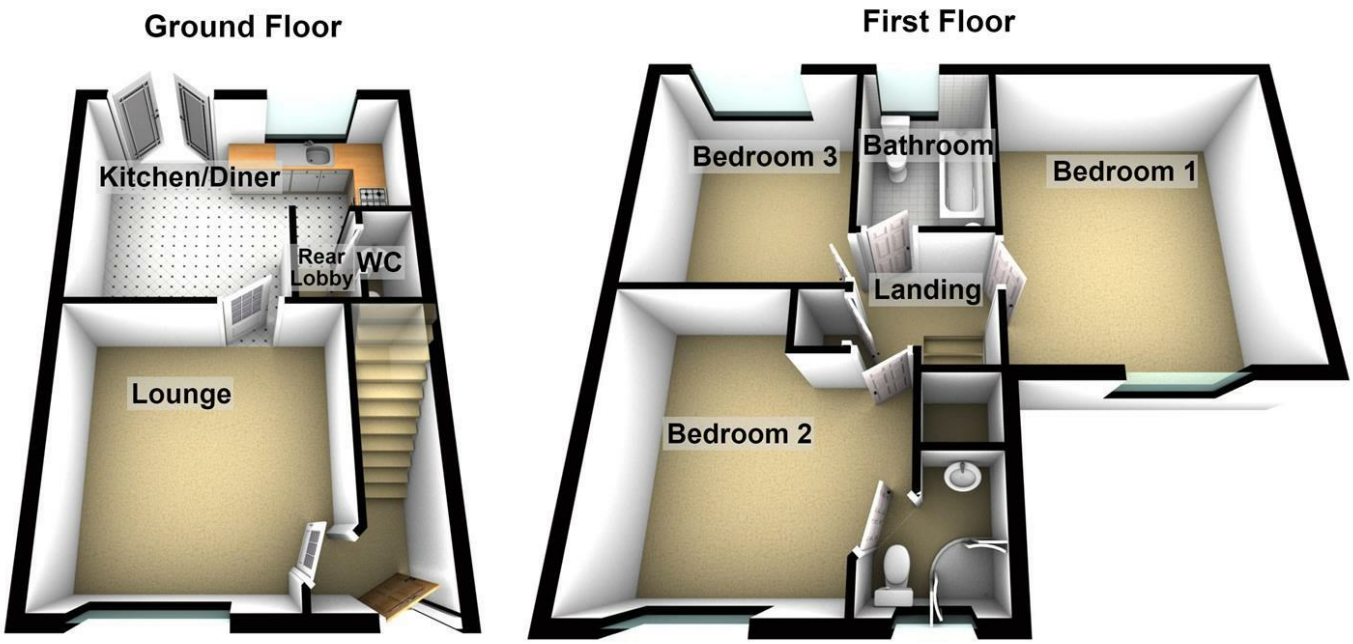
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.



Flush it
Flush it
recycle
good



Floor Plan



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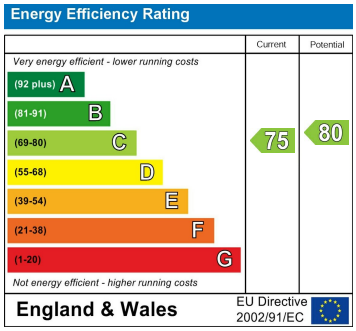

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