

## 6 Oxford Avenue , Wallsend, NE28 8EG

\*\* 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. \*\*

\*\* LARGER THAN AVERAGE REAR GARDEN \*\* CUL-DE-SAC LOCATION \*\* HIGHLY POPULAR AREA \*\*

\*\* LOUNGE & SEPARATE DINING ROOM \*\* UTILITY AREA \*\* OFF STREET PARKING TO FRONT \*\*

\*\* WALKING DISTANCE TO WALLSEND TOWN CENTRE \*\* ROAD LINKS TO THE A1058 COAST ROAD \*\*

Offers Over £180,000



- Generous Size Rear Garden
- Lounge & Dining Room
- Freehold
- Semi Detached House
- Off Street Parking
- Council Tax Band A
- Three Bedrooms
- Utility Area
- Energy Rating D

### Hallway

Double glazed composite entrance door, stairs to the first floor landing, radiator.

### Lounge

17'6" x 11'11" (5.34 x 3.64)

Double glazed bow window to the front elevation, radiator and double glazed French doors leading to the rear garden.

### Dining Room

13'5" max x 9'7" (4.09 max x 2.94)

Double glazed window, radiator.

### Kitchen

7'4" x 6'7" (2.24 x 2.03)

Fitted with a range of units with work surfaces over and sink unit, integrated oven and hob, double glazed window, radiator and door leading to the utility area.

### Utility Area

8'9" x 7'10" (2.67 x 2.40)

Plumbed for washing machine, double glazed window, external doors giving access to both the front and rear.

### Landing

Access to bedrooms and bathrom.

### Bedroom 1

11'10" x 10'2" (3.62 x 3.11)

Double glazed window, laminate flooring, cupboard and radiator.

### Bedroom 2

9'11" x 9'6" (3.03 x 2.92)

Double glazed window, laminate flooring, cupboard and radiator.

### Bedroom 3

8'9" x 6'11" (2.69 x 2.11)

Double glazed window, cupboard and radiator.

### Bathroom

7'5" max x 6'11" + 6'5" x 2'5" (2.27 max x 2.12 + 1.96 x 0.76)

Comprising; bath, shower cubicle, WC and wash hand basin. Double glazed windows, tiling to walls and floor, ladder style radiator.

### External

There is a garden to the front which is laid to lawn, together with space for off street parking. The rear garden is of a generous size and has a lawned area and paving.

### 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

Three-UK-Good outdoor, variable in-home

Vodafone-Good outdoor

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

#### FLOOD RISK:

Yearly chance of flooding:

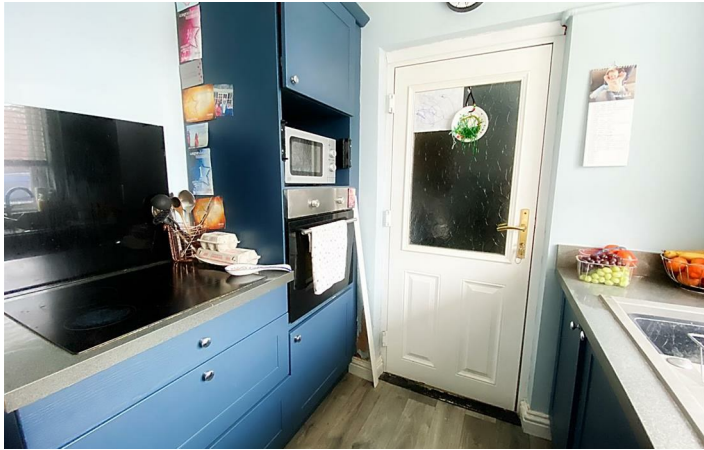
Surface water: Very low.

Rivers and the sea: Very low.

#### CONSTRUCTION:

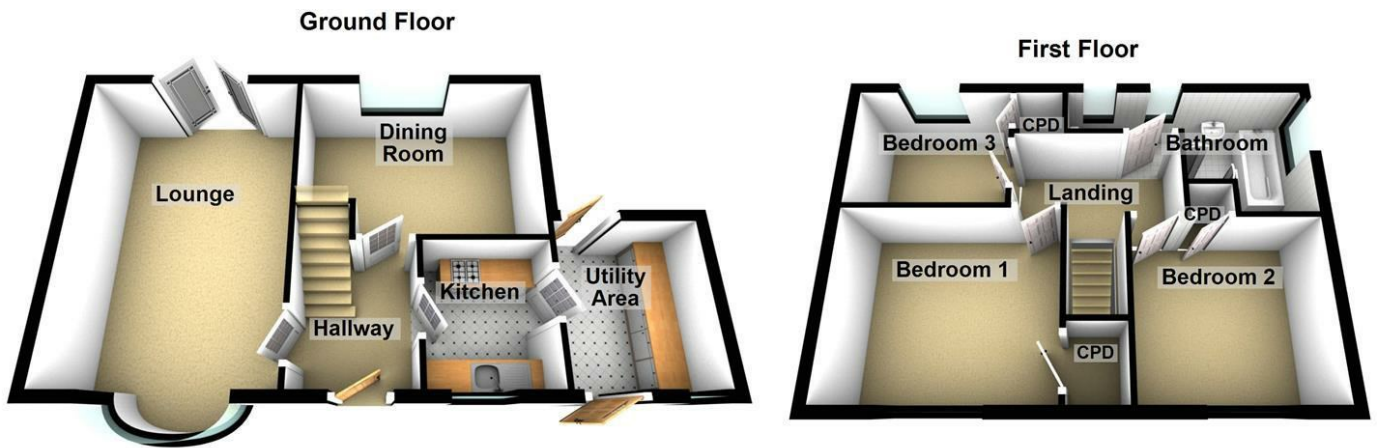
Traditional

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	