

HUNTERS[®]

HERE TO GET *you* THERE



The Avenue

Wallsend, NE28 6BT

Asking Price £150,000



Hunters North Shields are delighted to welcome to the sales market this two bedroom terraced home in Wallsend.

The property is finished to a great standard throughout, and affords the new owners a turn-key home that is ready to move into. The property comprise briefly of; Entrance Hallway; Dining Room; Living Room; Kitchen; Utility Space; Ground Floor WC. To the First Floor there are Two Double Bedrooms and a Family Bathroom. Externally there is West Facing front Garden and a decked private Rear Yard.

The Avenue enjoys good proximity to the Shops of Wallsend Town Centre, and is 0.4 miles from the Metro and Bus station affording good commuter connections to Newcastle and further afield.

Contact Hunters North Shields today to arrange your viewing of this charming property.



External

Front town-garden laid mostly to lawn with paving from gate.
uPVC Front Door from Front Garden leading to;

Hallway 4'7" x 5'6" (1.41 x 1.68)

Wood-floored entrance vestibule with stairs to first floor and door to;

Dining Room 10'5" x 14'6" (3.19 x 4.44)

Dining Room to front of property with Large window looking over the Front Garden. With ceiling spotlights and alcove storage. Open plan with;

Living Room 15'5" x 13'7" (4.70 x 4.15)

Laminate floored Living Room to the rear of the property. With feature gas fire and media wall. With french door to;

Rear Yard c. 7'2" x 17'0" (c. 2.20 x 5.20)

Enclosed yard to the rear of the property, fully decked and with a door to the rear lane.

Kitchen 8'1" x 13'2" (2.47 x 4.02)

Tiled galley-style kitchen with intergrated applaiances. Large window looking out onto rear yard and leading to;

Utility 5'1" x 4'0" (1.55 x 1.23)

Tiled utility space housing boiler and plumbing for appliances. Door to;

Ground floor WC 2'8" x 4'0" (0.82 x 1.23)

Ground Floor WC with Toilet and Basin.

First Floor Landing 6'8" x 4'0" (2.05 x 1.22)

Carpeted landing with doors to all rooms on first floor.

Bedroom One 10'4" x 10'9" (3.16 x 3.30)

Principle Bedroom to the front of the property with dormer window over front garden and eaves storage.

Bedroom Two 7'5" x 13'6" (2.28 x 4.14)

Second double bedroom to the rear of the property. Carpeted with ceiling spotlighting.

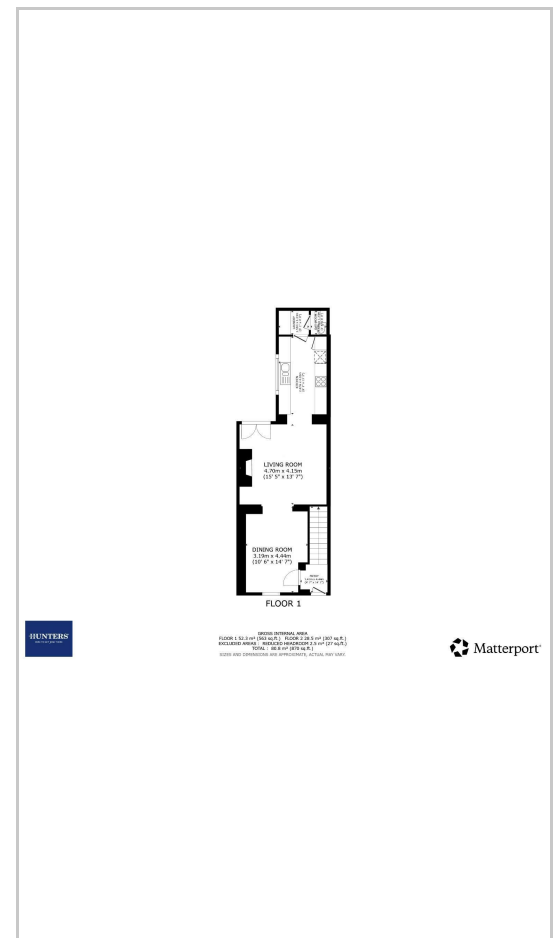
Bathroom 5'8" x 9'6" (1.73 x 2.92)

Fully tiled family bathroom to the rear of the property with basin; toilet; shower over bath.

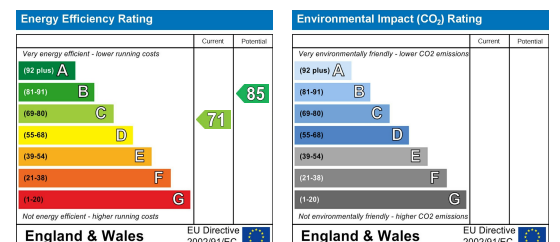
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.