



## 5 Eskdale Avenue Kings Estate, Wallsend, NE28 9JA

\*\* 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. \*\*

\*\*\*\* GUIDE PRICE £125,000 - £135,000 \*\*\*\*

\*\* SEMI DETACHED HOUSE \*\* DOUBLE BEDROOM WITH FITTED WARDROBES \*\* UTILITY ROOM \*\*

\*\* MODERN KITCHEN/DINER \*\* RECENTLY REFITTED BATHROOM \*\* OFF STREET PARKING \*\*

**Price Guide £125,000**



• Guide Price £125,000 - £135,000

• Good Size Kitchen/Diner

• Off Street Parking - Chain Free  
**Entrance Lobby**

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

**Lounge**

3.88 x 3.49

Fire surround with inset fire, double glazed bow window, radiator.

**Kitchen/Diner**

4.94 x 2.80

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, radiator, laminate flooring, double glazed external door to the rear garden.

**Utility Room**

5.80 x 1.28

Fitted with a range of wall and base units, single drainer sink unit, double glazed window, double glazed external door.

**Landing**

Double glazed window, access to bedroom and bathroom.

**Bedroom**

3.20 min x 4.14 into dormer x 4.01 into robe

Built-in wardrobes, double glazed window, radiator.

• Semi Detached House

• Westerly Aspect Rear Garden

• Freehold - Council Tax Band A  
**Bathroom**

2.02 x 1.71

Comprising bath with shower over, WC and wash hand basin with fitted furniture surrounding, tiling to walls, double glazed window.

**External**

Externally the front has decorative paving providing space for on site parking. The rear garden is laid to lawn and has a westerly aspect.

**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 and in-home

Vodafone\_Variable outdoor

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

**FLOOD RISK:**

Yearly chance of flooding:

• Double Bedroom With Fitted Robes

• Modern Refitted Bathroom

• Energy Rating D

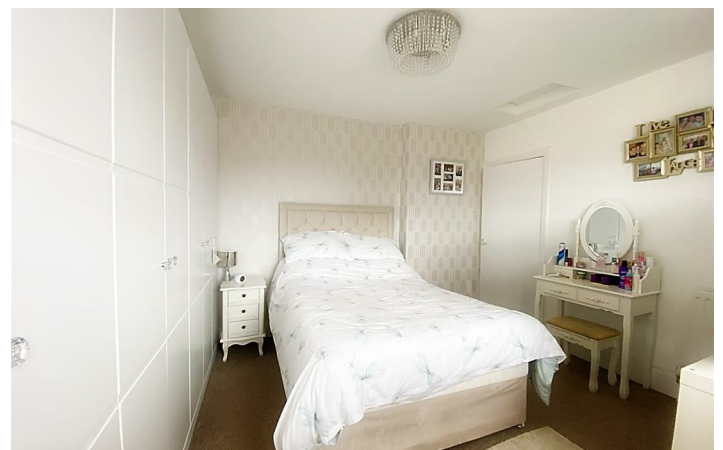
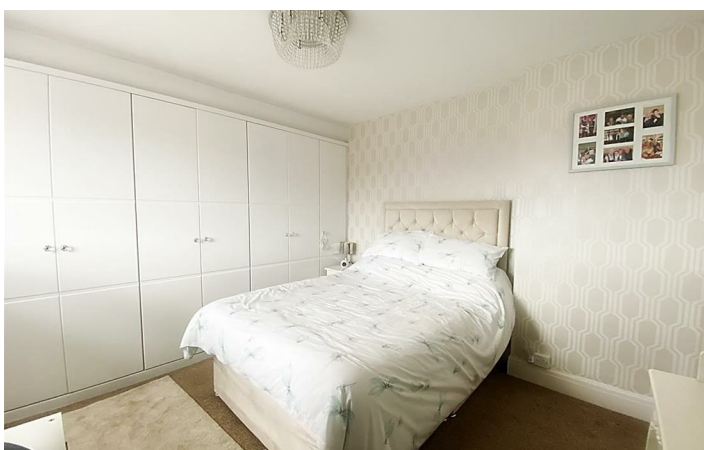
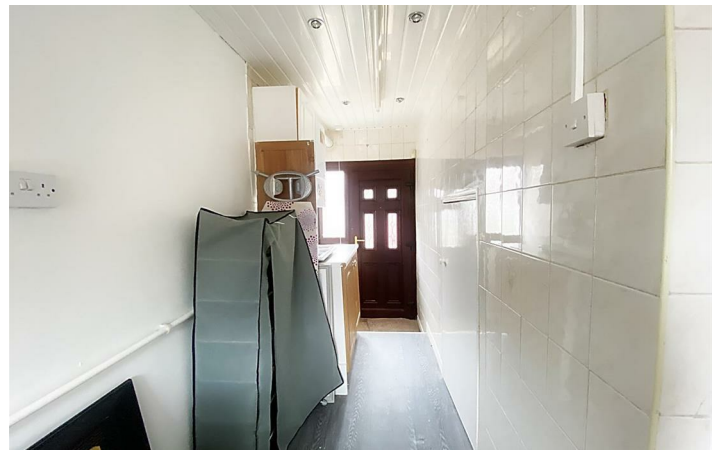
Rivers and the sea: Very low.

Surface water: Very low.

**CONSTRUCTION:**

Traditional

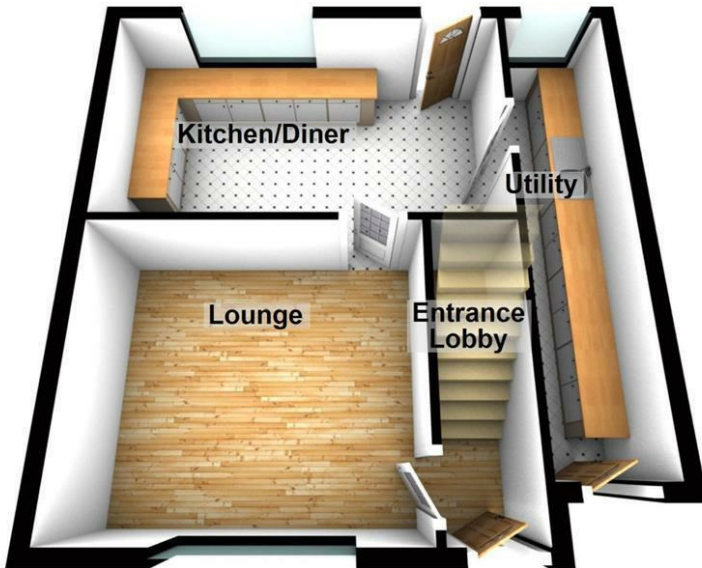
This information must be confirmed via your surveyor and legal representative.





## Floor Plan

**Ground Floor**



**First Floor**



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	