



11 Burn Avenue , Wallsend, NE28 8SG

** RARE TO THE MARKET ** FANTASTIC FAMILY HOME WITH SOME PERIOD STYLE FEATURES **

** SITUATED ON A PEDESTRIANISED STREET ** THREE BEDROOM MID TERRACED HOUSE **

** TWO RECEPTIONS ROOMS ** USABLE LOFT SPACE ** PRIVATE SEPARATE FRONT GARDEN **

** PRIVATE REAR YARD WITH ELECTRIC SHUTTER ALLOWING FOR OFF STREET PARKING **

** UTILITY ROOM ** CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS ** FREEHOLD **

** COUNCIL TAX BAND B ** ENERGY RATING TBC

Offers Over £250,000



- Fantastic Family Home - Must Be Viewed
- Off Street Parking
- Utility Room

Entrance Lobby

Timber door into entrance lobby opening into...

Hallway

Stripped wood flooring, radiator, cornice and stairs to first floor

Lounge

14'7" x 13'3" (4.46 x 4.05)

Stripped wood flooring, two double glazed sash windows, feature fireplace, picture rail and radiator.

Dining Room

14'8" x 13'1" max (4.48 x 4.01 max)

Stripped wood flooring, double glazed sash window, picture rail, radiator.

Utility

7'2" x 7'1" (2.19 x 2.17)

UPVC door giving access to rear yard, double glazed sash window, tiled floor, fitted with full height units and plumbed for washing machine.

Stairs down to Kitchen

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Kitchen

16'7" x 14'4" (5.06 x 4.39)

Tiled floor, fitted with range of floor units with countertops and a full height unit, single glazed double door opening onto front elevation, double bowl Belfast style sink, plumbed for dishwasher/washing machine and traditional style radiator.

Stairs to First Floor Landing

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- Three Bedroom Mid Terrace House Over Three Floors

- Freehold

- Energy Rating TBC

Landing

Access to bathroom, three bedrooms and loft space.

Bathroom

7'2" x 6'7" (2.20 x 2.02)

Double glazed window, traditional style radiator, tiled floor and part tiled walls, freestanding bath with overhead shower, WC and wash hand basin set in unit.

Bedroom 1

15'2" x 10'5" (4.64 x 3.18)

Rear elevation, double glazed sash window, radiator, feature fireplace, coving.

Bedroom 2

14'11" x 10'5" (4.56 x 3.18)

Double glazed sash window, cornice, picture rail, radiator, feature fireplace, stripped wood flooring.

Bedroom 3

11'7" x 5'11" (3.55 x 1.81)

Double glazed sash window, radiator.

Usable Loft Space

This space was converted prior to the current owners buying. Two separate rooms providing great office/storage space, Skylight windows in each room.

Additional image

Stairs from loft space.

External

To the front there is low maintenance garden and also additional private garden across pedestrianised street which is fenced, with lawn and decked area. To

- Usable Loft Space

- Private Garden

- Council Tax Band B

the rear there is a yard with electric shutter to provide off street parking and storage.

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-Logo-Good outdoor and in-home
O2- Good outdoor, variable in-home
Three - Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

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

FLOOD RISK:

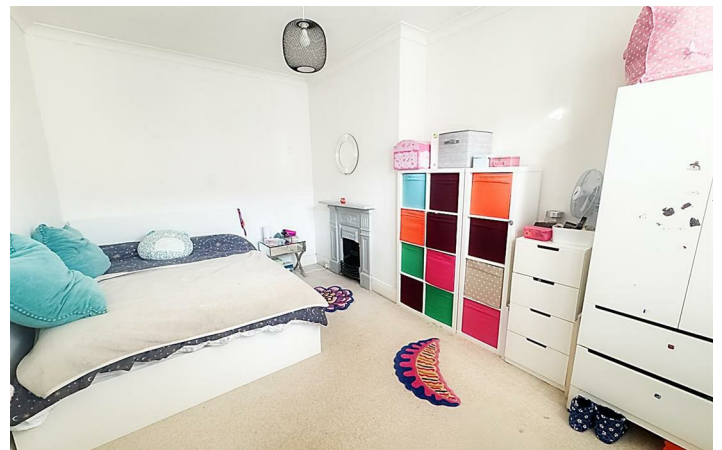
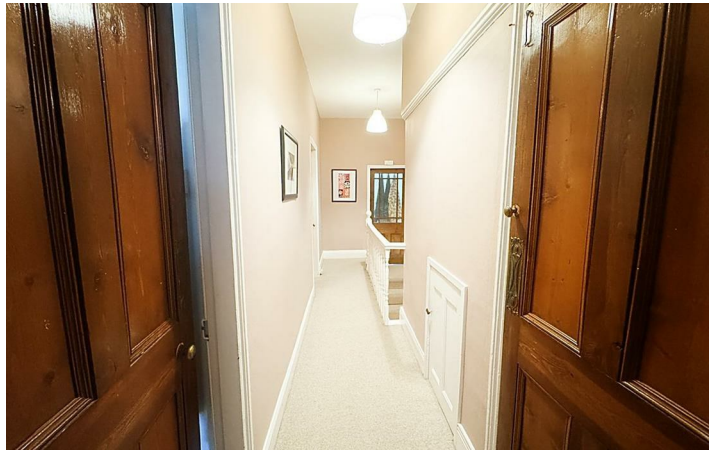
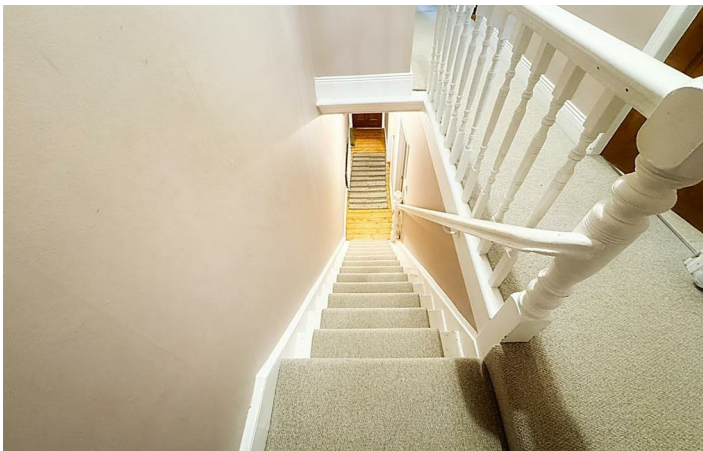
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

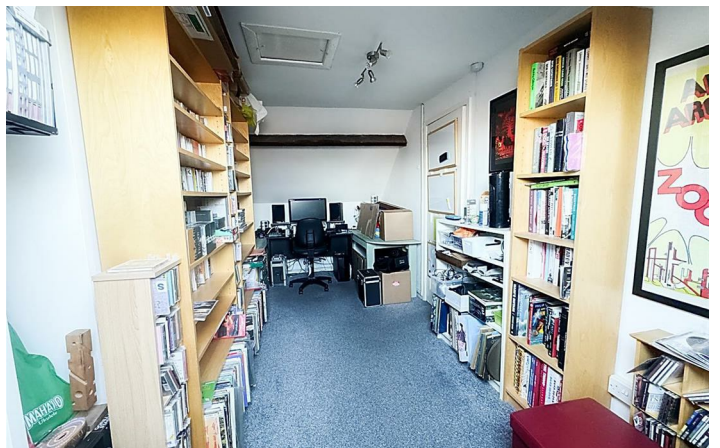
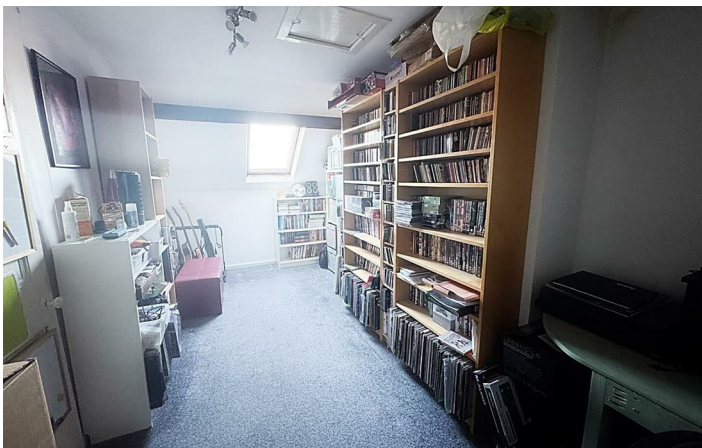
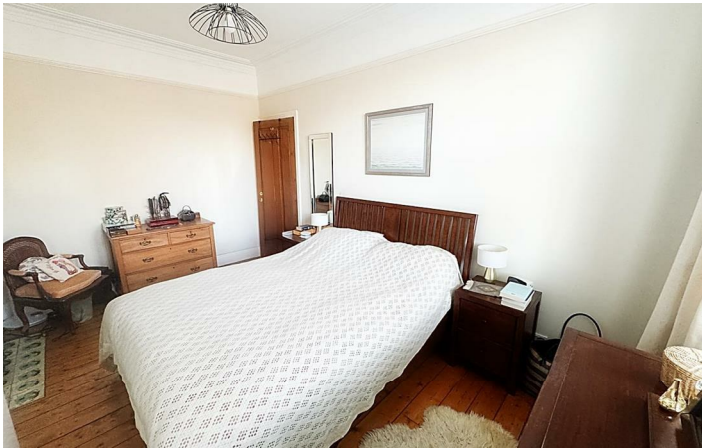
CONSTRUCTION:

Traditional

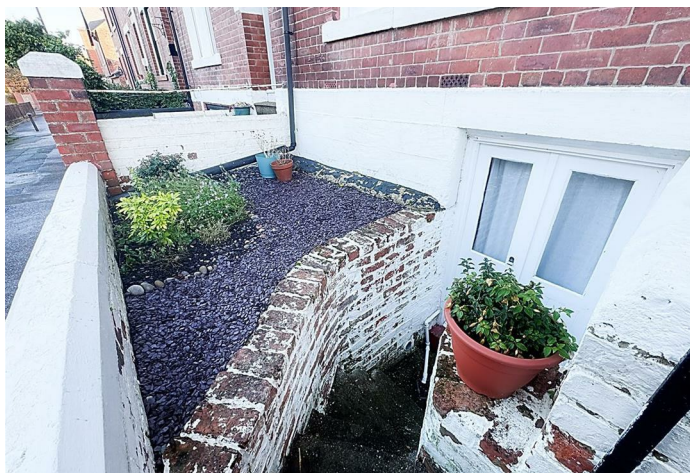
This information must be confirmed via your surveyor and legal representative.



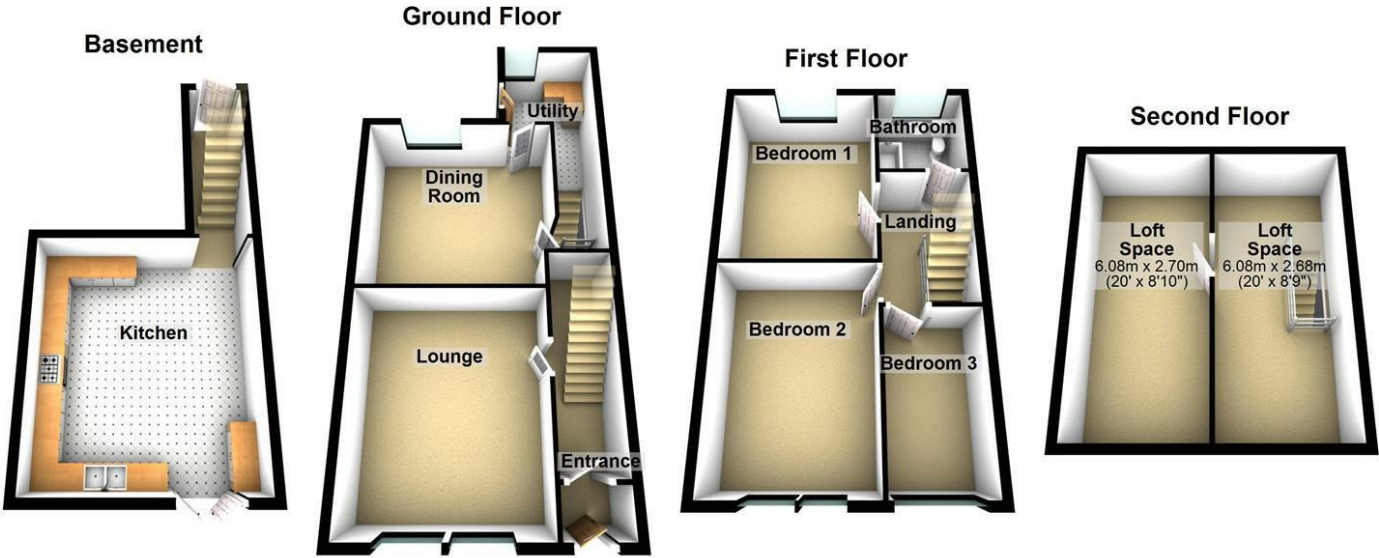








Floor Plan



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.

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