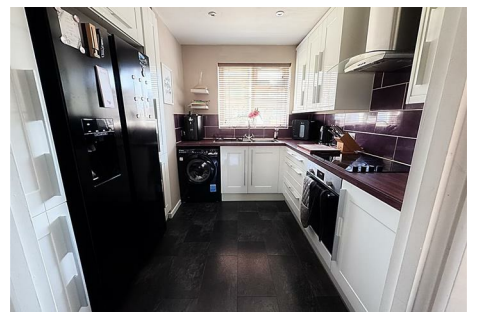




113 Broomfield Avenue , Wallsend, NE28 9AF

GREAT FIRST TIME BUY • CLOSE TO SCHOOLS, TRANSPORT LINKS AND PARK

THREE BEDROOMS • DOWNSTAIRS WC • WELL PRESENTED • WESTERLY FACING REAR GARDEN •

OPEN PLAN LOUNGE/DINER • WITHIN WALKING DISTANCE TO RISING SUN COUNTRY PARK •

FREEHOLD • COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £165,000



- Great First Buy
- With Walking Distance to Rising Sun Country Park
- Downstairs WC
- Freehold
- Close to Schools, Transport Link and Park
- Council Tax Band A
- Well Presented
- Three Bedrooms

Entrance

UPVC door into hallway

Hallway

16'11" x 2'10" min (5.18 x 0.87 min)

Two storage cupboard (one housing boiler), radiator, stairs to first floor, access to downstairs WC, and lounge/Diner,

Downstairs WC

5'1" x 3'4" (1.57 x 1.02)

Double glazed window, WC, wash hand basin set in vanity unit.

Lounge Area

15'10" x 10'5" (4.84 x 3.18)

Open plan lounge/diner, double glazed window to rear, radiator, laminate flooring and double glazed door giving access to rear garden and outhouse.

Dining Area

8'11" x 7'9" (2.74 x 2.38)

Open plan, lounge/dining area. Laminate flooring, French doors giving access to kitchen, radiator.

Kitchen

8'10" max x 8'7" (2.71 max x 2.63)

Fitted with range of wall and base units, with complimentary work surfaces, sink, built in oven and hob with overhead extractor hood, plumbed for washing machine. Double glazed window to front elevation and French doors opening into lounge/dining area, laminate flooring.

Stairs to First Floor

Leading to...

Landing

Access to bedrooms and bathrom

Bedroom 1

13'11" x 9'2" (4.25 x 2.80)

Front elevation, double glazed window, fitted wardrobe and laminate flooring.

Bedroom 2

13'11" x 9'2" (4.25 x 2.80)

Rear elevation. Double glazed window, radiator and laminate flooring.

Bedroom 3

10'5" x 6'4" (3.19 x 1.95)

Double glazed window and radiator. Rear elevation.

Bathroom

7'6" x 6'3" (2.29 x 1.91)

Double glazed window, ladder style radiator, fully tiled walls and floor, bath with over head shower, WC and wash hand basin.

External

To the front of the property there a garden with lawn and on street parking available. The rear has a Westerly aspect with outhouse, decked area, lawn and outdoor sockets.

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- Variable outdoor

Three- Good outdoor, variable in-home

Vodafone - Good outdoor

We recommend potential purchasers

Energy Rating C

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.

Rising Sun Country Park

Rising Sun Country Park in Benton, North Tyneside, it's a large 162-hectare (400-acre) country park built on the site of a former colliery. It's a popular destination for walking, wildlife watching, cycling, family outings, and parkrun.

The main attraction is The Rising Sun Countryside Centre, which offers:

A café with views over Swallow Pond.

Nature trails through woodland, grassland, and wetlands.

Bird hides for birdwatching.

A children's play area and water play feature.

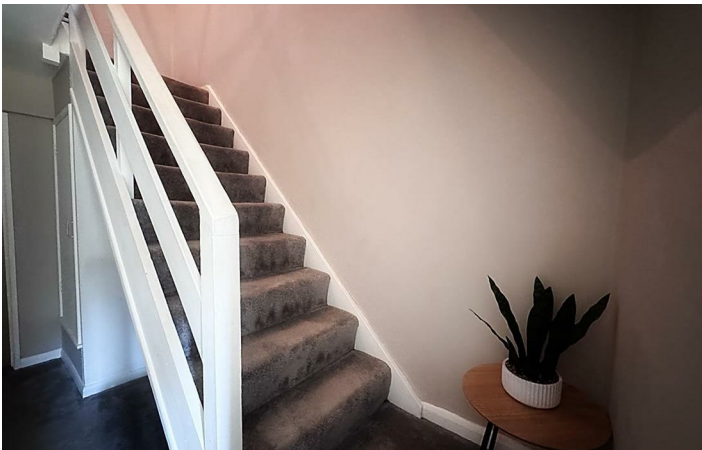
Free parking and accessible routes.

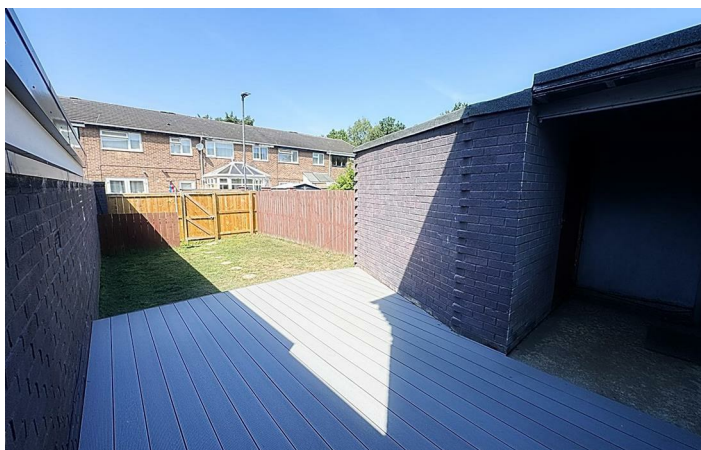
Public toilets and a Changing Places facility.

Access to Rising Sun Farm, a working community farm.

The park is open year-round, while the Countryside Centre is typically open daily from 9:00 am to 4:30 pm.

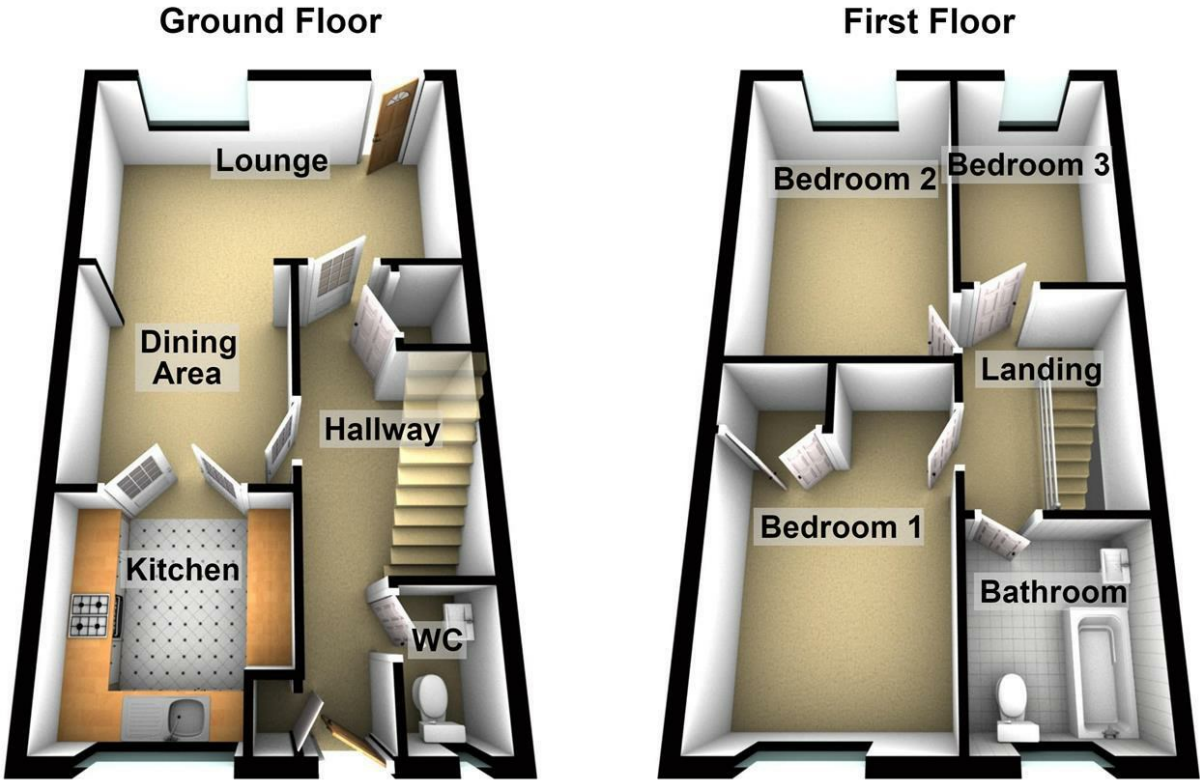
Nearby Park







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		
	72	83
England & Wales		
EU Directive 2002/91/EC		