



Lauderdale Avenue | Wallsend | NE28 9HU

**£185,000**

This impressive two-bedroom semi-detached home offers significantly more space than its traditional exterior first suggests. Beautifully presented throughout and ready to move straight into, the property combines generous living accommodation with a superb West-facing Garden and extensive off-street parking. To the front, a spacious bay-fronted living room provides an inviting reception space, finished in neutral tones and enjoying excellent natural light. To the rear lies the standout feature of the property, a superb open-plan dining kitchen. Designed as the heart of the home, this impressive space incorporates contemporary grey cabinetry, extensive worktop space, a central island with breakfast seating, dedicated dining space and French doors opening directly onto the rear garden. Large windows and the west-facing aspect ensure the room is flooded with natural light throughout the day and into the evening. Formerly the garage, a substantial conversion now provides a highly versatile additional room currently utilised as a study and utility area. Equally suited as a home office, playroom, hobby room or gym, this valuable space significantly enhances the flexibility of the accommodation. To the first floor, the principal bedroom is an excellent double room with fitted wardrobes and ample space for additional furniture. The second bedroom is another well-proportioned room, ideal as a child's bedroom, guest room or home office. Completing the accommodation is a stylish fully tiled family bathroom fitted with a modern suite and shower over the bath. Externally, the property continues to impress. A large resin driveway provides parking for multiple vehicles and benefits from an EV charging point. To the rear, the west-facing garden has been designed for ease of maintenance and enjoyment, incorporating a decked seating area making it an excellent space for entertaining, relaxing and enjoying the afternoon and evening sun. Situated within a popular residential area close to local amenities, schools and transport links, this is a superb opportunity to acquire a significantly upgraded home offering both style and practicality in equal measure.

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### Semi-Detached Home

**Generous West-Facing Rear Garden**

**Two Well-Proportioned Bedrooms**

**Resin Driveway for Multiple Vehicles**

### Impressive Open-Plan Dining Kitchen

**Garage Conversion Providing Study/Utility Room**

**Modern Fully Tiled Bathroom**

**Bay Fronted Living Room**

For any more information regarding the property please contact us today

**ENTRANCE PORCH:** Front entrance door, double glazed windows, door to:

**HALLWAY:** Stained glass window, radiator, door to:

**LIVING ROOM 10'07" x 11'05" (3.23m x 3.48m):** Double glazed bay window, radiator.

**OPEN PLAN DINING KITCHEN 10'07" x 24'04" (3.23m x 7.42m):** Double glazed windows, Double glazed French doors to rear garden, contemporary fitted wall and base units, central peninsula with breakfast bar seating, integrated oven, induction hob with cooker hood, sink unit, dining area, radiator, door to:

**STUDY / UTILITY ROOM (GARAGE CONVERSION) 14'11" x 6'05" (4.55m x 1.96m)** Plus recess cupboard: Double glazed window, fitted utility area with appliance space and plumbing for washing machine, radiator.

**LANDING:** Double glazed window, loft access hatch, door to:

**BEDROOM ONE 12'05" x 11'10" (3.78m x 3.61m)** Plus recess cupboard: Double glazed window, radiator.

**BEDROOM TWO 10'02" x 8'05" (3.10m x 2.57m):** Double glazed window, radiator.

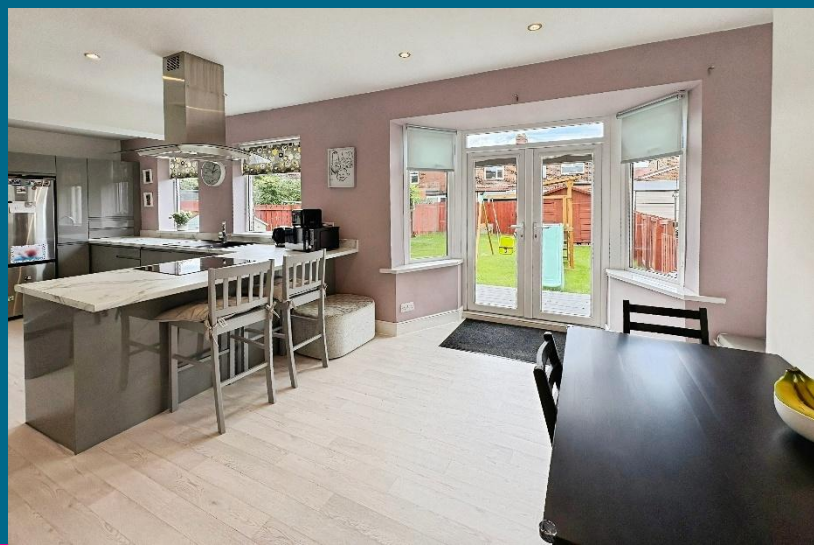
**BATHROOM 5'05" x 7'02" (1.65m x 2.18m):** Fully tiled walls and floor, panelled bath with shower over, wash hand basin set within vanity unit, low level WC, radiator, double glazed window.

**EXTERNALLY:** Large resin driveway providing off-street parking for multiple vehicles and EV charging point. West-facing rear garden with decked seating area, lawn and fenced boundaries.

**T: 0191 2463666**

Branch [whitleybay@rmsestateagents.co.uk](mailto:whitleybay@rmsestateagents.co.uk)

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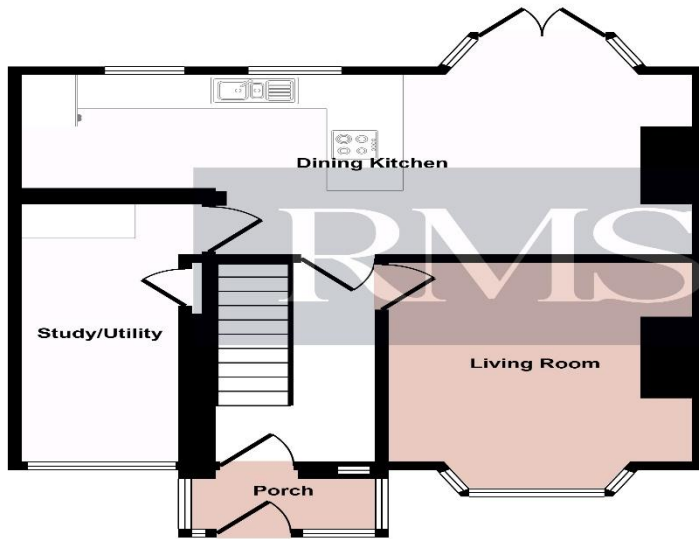
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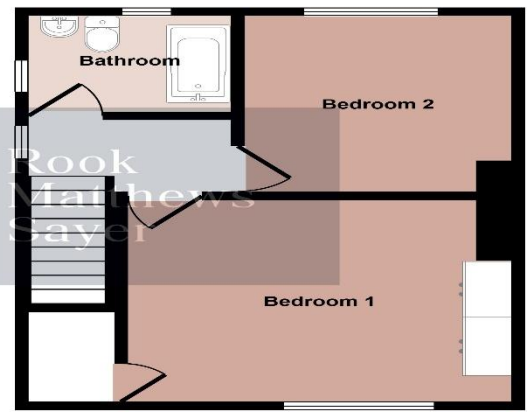


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Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Awaiting EPC

**PRIMARY SERVICES SUPPLY**

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway

**MINING**

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

**TENURE**

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: B**

**EPC RATING: TBC**

WB3844.TJ.DB.08/06/2026 V.1

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