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# 57 Ferndale Avenue

## , Wallsend, NE28 7NE

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.

• THREE BEDROOM MID TERRACE HOUSE • CLOSE TO THE CONSERVATION AREA THE GREEN •

• WALKING DISTANCE TO WALLSEND TOWN CENTRE • AMPLE SHOPPING & LEISURE FACILITIES •

• NEARBY SCHOOLS, BUS SERVICES & METRO STATION • TWO RECEPTION ROOMS • CHAIN FREE •

• PRIVATE WEST FACING YARD TO REAR • COUNCIL TAX BAND A • FREEHOLD • ENERGY RATING D •

## Price £165,000

3 1 2 D

- Three Bedrooms - Chain Free
- Two Toilets
- Freehold
- Lounge & Dining Room
- Close To Local Amenities
- Council Tax Band A
- Modern Kitchen
- West Facing Rear Yard
- Energy Rating D

## Entrance Lobby

Double glazed composite entrance door, half glazed inner door leading into the hallway.

## Hallway

Stairs to the first floor landing, dado rail and coving to ceiling, laminate flooring, radiator

## Lounge

12'7" + bay x 11'11" (3.84 + bay x 3.65)
Double glazed bay window, fireplace with living flame effect electric fire, coving and rose to ceiling, radiator.

## Dining Room

13'6" x 12'6" (4.13 x 3.83)
Laminate flooring, fireplace, coving and rose to ceiling, radiator and double glazed door leading out to the rear yard.

## Kitchen

9'9" x 8'11" (2.99 x 2.73)
Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, single drainer sink unit. Storage cupboard, double glazed window, radiator and external door leading to the rear yard.

## Shower Room

8'8" x 5'2" (2.66 x 1.59)
Comprising shower enclosure, WC and wash hand basin with fitted units surrounding. Double glazed window, part tiled walls, ladder style radiator.

## Landing

Double glazed window, access to the loft which is part boarded, has pull down ladders and lighting.

## WC

WC and wash hand basin with built-under storage.

## Bedroom 1

13'0" x 9'6" (3.97 x 2.91)
Double glazed window, radiator.

## Bedroom 2

13'11" x 9'10" (4.25 x 3.01)
Double glazed window, radiator.

## Bedroom 3

8'5" x 6'0" (2.57 x 1.83)
Double glazed window, radiator.

## External

Externally there is a small town garden to the front and a private yard to the rear which is west facing and has a shed for storage.

## Material Information

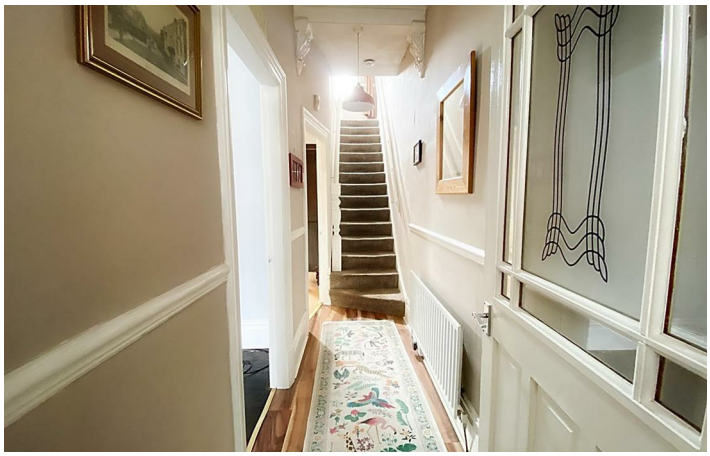
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

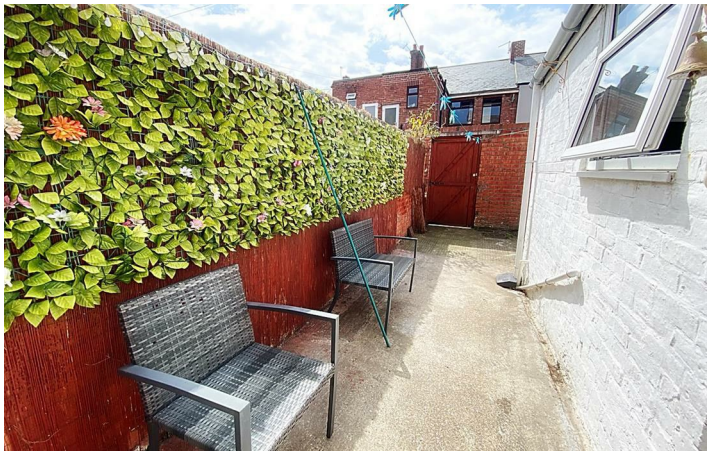
EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home
Vodafone_Good outdoor and in-home

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

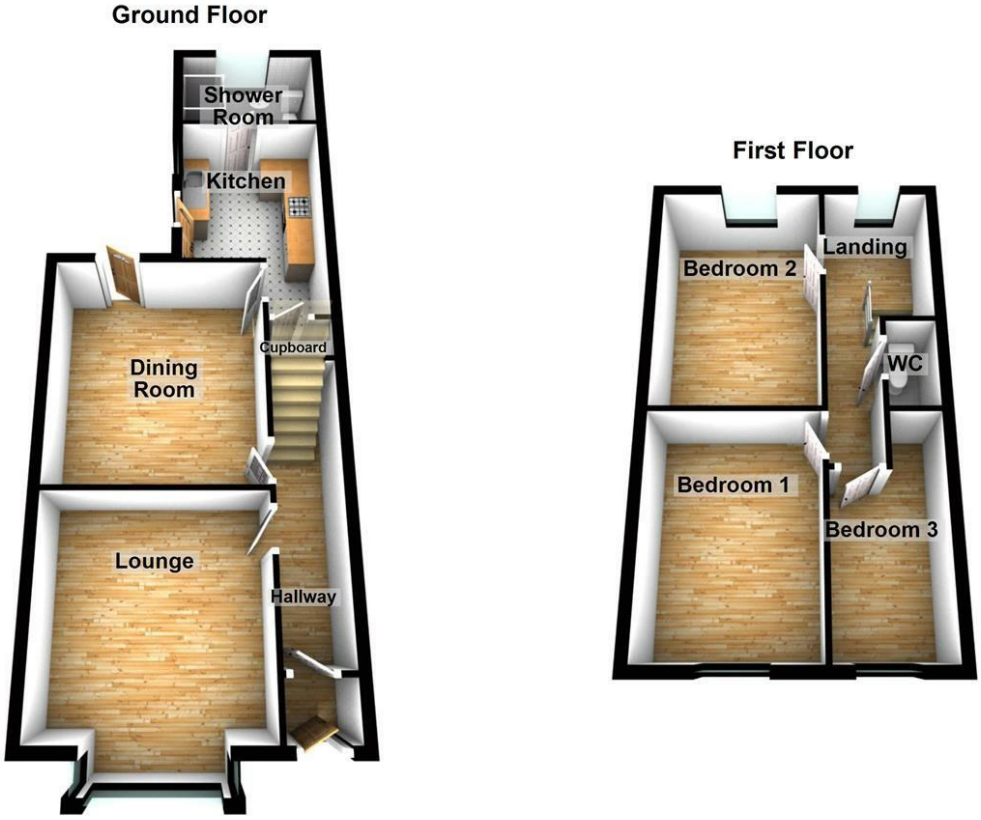
FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

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





## Floor Plan

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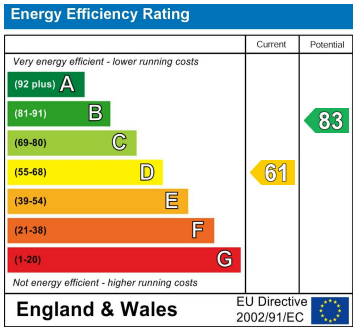


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