

## 13 Nidsdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4LN

\*\* SEMI DETACHED HOUSE \*\* TWO DOUBLE BEDROOMS \*\* SPACIOUS KITCHEN/DINING ROOM \*\*

\*\* OFF STREET PARKING TO FRONT \*\* UTILITY ROOM & STORAGE ROOM \*\* REAR GARDEN \*\*

\*\* WELL PRESENTED THROUGHOUT \*\* IDEAL FIRST TIME BUY \*\* NEARBY BUS SERVICES \*\*

\*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

Price £160,000



- Semi Detached House - Two Double Bedrooms
- Utility Room & Storage Room

• Freehold  
**Hallway**

Double glazed composite entrance door, stairs to the first floor landing with cupboard under, tiling to floor, radiator.

**Lounge**

13'2" + bay x 10'7" (4.02 + bay x 3.24)

Double glazed bay window, fireplace with electric fire, radiator.

**Kitchen/Diner**

18'11" x 10'1" max (5.78 x 3.08 max) Fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and microwave, hob with extractor hood over, and integrated dishwasher.

Double glazed window, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

**Utility Room**

17'10" x 3'11" (5.46 x 1.21)

Plumbed for washing machine with base unit and work surface over, sink with built-under storage, double glazed window and double glazed door leading to the rear garden.

**Landing**

Double glazed window.

- Cul-De-Sac Location

- Off Street Parking To Front & Garden To Rear

• Council Tax Band A  
**Bedroom 1**

11'3" x 11'1" (3.45 x 3.40)

Double glazed window, radiator.

**Bedroom 2**

11'1" into robe x 9'9" (3.38 into robe x 2.99)

Double glazed window, fitted sliding door wardrobes, radiator.

**Bathroom**

7'5" x 6'8" (2.27 x 2.10)

Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls and ladder style radiator.

**Storage**

7'4" x 4'1" min x 5'4" (2.24 x 1.27 min x 1.64)

A handy storage room that has a double glazed window and houses the boiler, this could be used as a study.

**External**

Externally the front is block paved and provides ample space for off street parking. The rear garden has a paved patio, planted beds and decking.

**Material Information**

BROADBAND AND MOBILE:

- Kitchen/Dining Room

- Ideal First Time Buy

- Energy Rating D

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, variable 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:

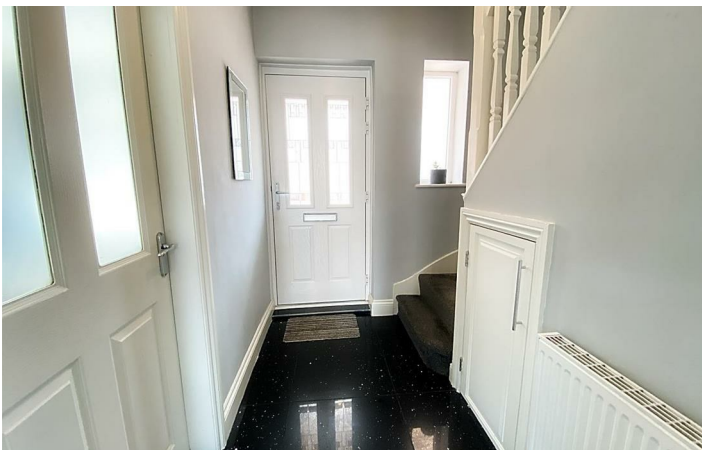
Surface water: Very low.

Rivers and the sea: Very low.

**CONSTRUCTION:**

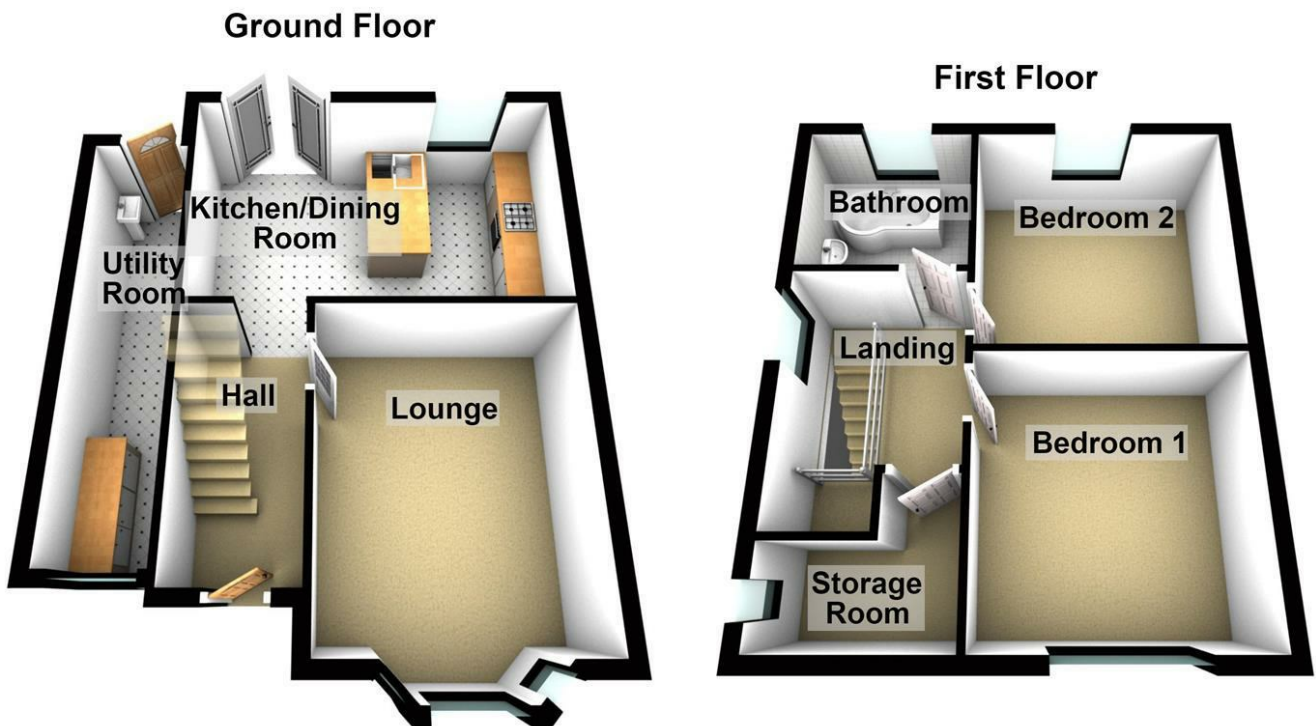
Traditional

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





## Floor Plan



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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	63		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	