



4 bed terraced house to buy in

Laburnum Avenue, Wallsend, Wallsend,
Tyne and Wear, NE28 8HG

£240,000 Offers Over

 x4  x2  x1

Tenure

Freehold

On Street parking

Property features

- ✓ Four Bedrooms Mid Terrace House
- ✓ 31ft Lounge/Diner
- ✓ Desirable Location
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Description

Appealing to a wide variety of buyers is this well presented four bedroom mid terrace house situated within this favoured residential street. The property is ideally located close to all local amenities, good schools, Wallsend Metro Station and good transport links to Newcastle City Centre, the Coast and South Tyneside.

The accommodation comprises; porch, hallway with stairs to the first floor, lounge/diner, breakfasting kitchen with a good range of base units, complimenting work surfaces, Belfast sink with mixer tap, tiled splashback, space for appliances, tiled flooring, space for dining table, two UPVC double glazed windows and radiator. To the first floor, four good size bedrooms, bathroom/WC and shower room/WC. To the second floor there are two useful loft rooms which are both powered for lighting and sockets

Externally to the rear is a private yard which is mainly paved with walled boundaries incorporating gate leading to the rear lane.

The property benefits from gas central heating and UPVC double glazing.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g29686>

Properties in this area are extremely in demand so view early to avoid disappointment

AGENTS NOTE: The vendor advises that the roof, windows and all doors have been replaced in the last five years and that the property had a full rewire in 2018.

Please contact the Wallsend Branch for more information or to arrange a viewing.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £240,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Porch

Entrance Hall

With doors off to the lounge/diner, breakfasting kitchen and stairs to the first floor.

Lounge/Diner

9.66m x 4.33m (31'8" x 14'2")

UPVC double glazed walk in bay window to the front, two cast iron fireplaces set into feature surrounds, stripped timber flooring, UPVC double glazed French doors leading to the rear yard and two radiators.



Breakfasting Kitchen

6.06m x 3.09m (19'10" x 10'1")

With a good range of base units, complimenting work surfaces, Belfast sink with mixer tap, tiled splashback, space for appliances, tiled flooring, space for dining table, two UPVC double glazed windows and radiator.



Utility Room

2.70m x 1.81m (8'10" x 5'11")

Just off the kitchen with a useful work surface, plumbed for washing machine, space for tumble dryer, stainless steel sink, UPVC double glazed door to the rear yard and UPVC double glazed window.



First Floor Landing

With doors off to the bedrooms, bathroom/WC, shower room/WC and stairs to the second floor.

Bedroom One

4.33m x 3.22m (14'2" x 10'6")

UPVC double glazed window to the front, stripped timber flooring and radiator.



Bedroom Two

4.30m x 3.49m (14'1" x 11'5")

UPVC double glazed window to the rear, fitted wardrobes, built in storage cupboards and radiator.



Bedroom Three

3.24m x 2.09m (10'7" x 6'10")

UPVC double glazed window to the front, stripped timber flooring and radiator.



Bedroom Four

2.76m x 2.00m (9'0" x 6'6")

UPVC double glazed window to the rear, fitted wardrobes, built in shelving and radiator.



Shower Room/WC

1.87m x 1.21m (6'1" x 3'11")

White three piece shower room/WC comprising; shower cubicle, hand wash basin built into unit, low level WC and partially tiled walls.



Bathroom/WC

2.60m x 2.15m (8'6" x 7'0")

White three piece bathroom suite comprising; bath with shower over and glass screen, hand wash basin, low level WC, built in storage cupboard and UPVC double glazed window.



Second Floor Landing

With doors off to the two loft rooms.

Loft Room Front

5.39m x 2.75m (17'8" x 9'0")

Useful loft storage room powered for both lighting and sockets.



Loft Room Rear

3.47m x 2.78m (11'4" x 9'1")

Useful loft storage room powered for both lighting and sockets.

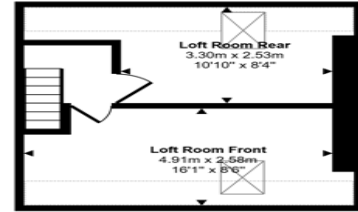
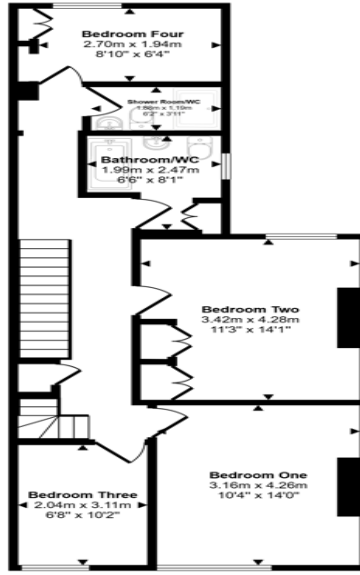
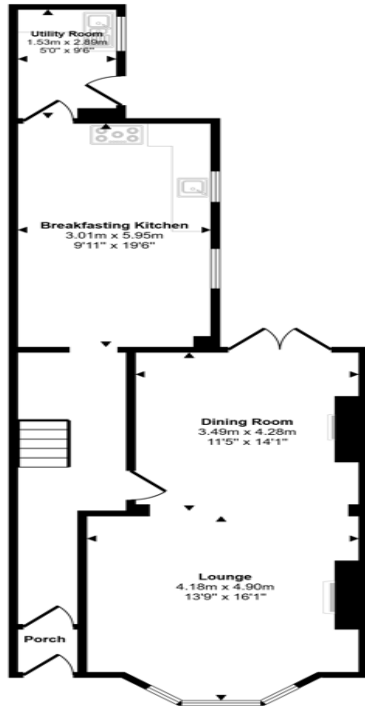


Rear Yard

Private rear yard which is mainly paved with walled boundaries incorporating a lane leading to the rear lane.




Approx Gross Internal Area
162 sq m / 1739 sq ft



□ Denotes head height below 1.5m

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

5 Newerne Street, Lydney, Gloucestershire, GL15 5RA, www.arohalettings.co.uk

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