



### 3 bed terraced house to buy in

Bradford Avenue, Wallsend, Tyne and Wear, NE28 9DD

**£165,000** Offers Over

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Three Bedrooms
- ✓ Mid Terrace House
- ✓ Modern and Well Presented Throughout
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **D**
- ✓ 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 and modern three bedroom terrace house which is ideally located close to good schools, shops and all local amenities.

Comprising; Porch, lounge, Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, black composite one and a half sink with mixer tap, tiled splashback, integrated microwave, integrated fridge freezer, integrated washing machine, breakfast bar with storage underneath and UPVC double glazed window. To the first floor there are three bedrooms and bathroom/WC.

Externally to the front of the property is mainly laid to lawn with mature planted borders and slate chippings area. To the rear is a private rear garden mainly laid to artificial lawn with slate chipping area and fenced boundaries..

The property has been extensively refurbished throughout including new kitchen, bathroom, central heating system providing modern living throughout.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2a2d0>

Please call our Wallsend office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £165,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay 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

### Lounge

4.86m x 3.13m (15'11" x 10'3")

UPVC double glazed window to the front, media wall with built in electric fire and radiator.



### Kitchen

5.22m x 2.68m (17'1" x 8'9")

Modern fitted kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, black composite one and a half sink with mixer tap, tiled splashback, integrated microwave, integrated fridge freezer, integrated washing machine, breakfast bar with storage underneath and UPVC double glazed window.



### Rear Lobby

With doors off to the kitchen, ground floor WC, understairs storage cupboard, UPVC double glazed door leading to the rear garden and stairs to the first floor.

### Ground Floor WC

1.76m x 0.98m (5'9" x 3'2")

With low level WC, hand wash basin built into storage unit, UPVC double glazed window and radiator.



### First Floor Landing

With doors off to the bedrooms and bathroom/WC.

## Bedroom One

4.24m x 2.76m (13'10" x 9'0")

UPVC double glazed window to the front and radiator.



## Bedroom Two

3.71m x 2.77m (12'2" x 9'1")

UPVC double glazed window to the rear, fitted wardrobes with sliding doors and radiator.



## Bedroom Three

3.14m x 1.96m (10'3" x 6'5")

UPVC double glazed window to the front and radiator.



## Bathroom/WC

2.36m x 1.93m (7'8" x 6'3")

White three piece bathroom suite comprising; bath with mixer tap and shower head attachment, hand wash basin built into storage unit, low level WC and UPVC double glazed window.

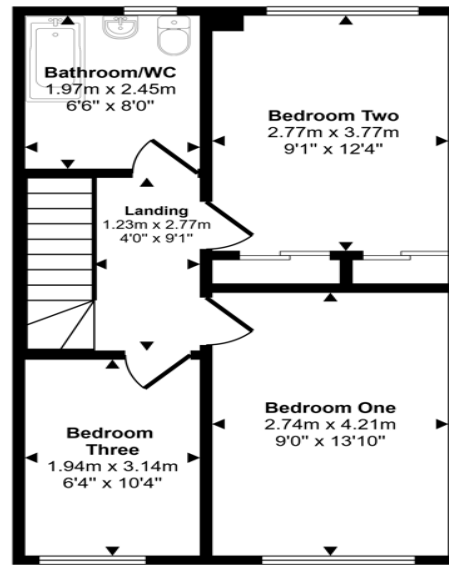
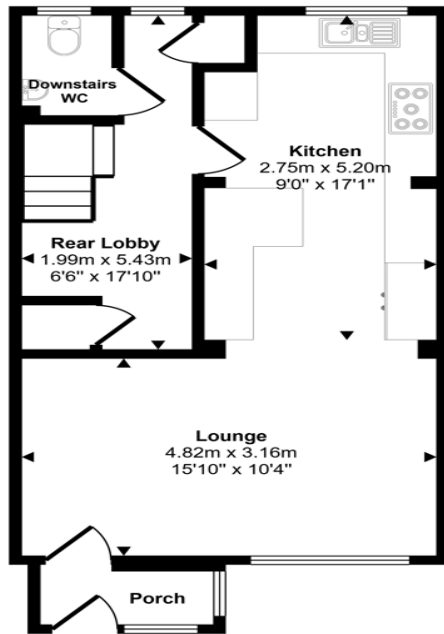


## Rear Garden

Private rear garden mainly laid to artificial lawn with slate chipping area and fenced boundaries.



Approx Gross Internal Area  
86 sq m / 922 sq ft



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) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         | 86                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk**

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