

8 St. Hildas Avenue Holy Cross, Wallsend, NE28 7AB

** FREEHOLD ** THREE BEDROOM SEMI DETACHED HOUSE ** GREAT FIRST TIME BUY **

** KITCHEN/DINER ** GREAT SIZE REAR GARDEN ** CLOSEST METRO - HADRIAN ROAD 0.6 miles **

** CLOSE TO SCHOOLS, MAJOR ROAD LINKS AND LOCAL AMENITIES ** COUNCIL TAX BAND A **

* ENERGY RATING C **

Offers Over £175,000



- Feehold
- Kitchen/Diner
- On-site Parking - No Dropped Kerb
- Three Bedroom Semi Detached House
- Great Size Rear Garden
- Council Tax Band A
- Great First Time Buy
- Outhouse
- Energy Rating C

The Property Comprises

Hallway

Double glazed window, radiator, laminate flooring.

Lounge

13'9" x 11'10" (4.20 x 3.61)

Double glazed bow window, radiator, log burner, laminate flooring

Kitchen/Diner

20'2" x 9'5" (6.15 x 2.89)

Fitted with range of wall and base units with Belfast style sink, integrated microwave, gas hob, built in oven, integrated washing machine, integrated fridge and integrated dishwasher. Double glazed window, radiator, laminate flooring and patio doors into rear garden. Access to outhouse.

Outhouse

11'10" x 8'0" (3.61 x 2.46)

Used for storage

Stairs to First Floor and Landing

Access to bedrooms, bathroom and loft

Bathroom

8'8" x 5'6" (2.66 x 1.68)

Two double glazed windows, ladder style radiator, part tiled walls. bath

with overhead shower, WC and wash hand basin set in vanity unit.

Bedroom 1

11'11" x 11'3" (3.65 x 3.44)

Double glazed window, built in storage, radiator.

Bedroom 2

11'2" x 9'9" (3.41 x 2.99)

Double glazed window, built in storage and radiator.

Bedroom 3

8'9" x 7'9" (2.68 x 2.38)

Double glazed window, radiator

External

to the front there is blocked paved off street parking and wall garden with access to outhouse and to the rear there is good size garden with lawn and patio area.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a

building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2 Good outdoor

Three Good outdoor and in-home
Vodafone - Good outdoor, variable 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:

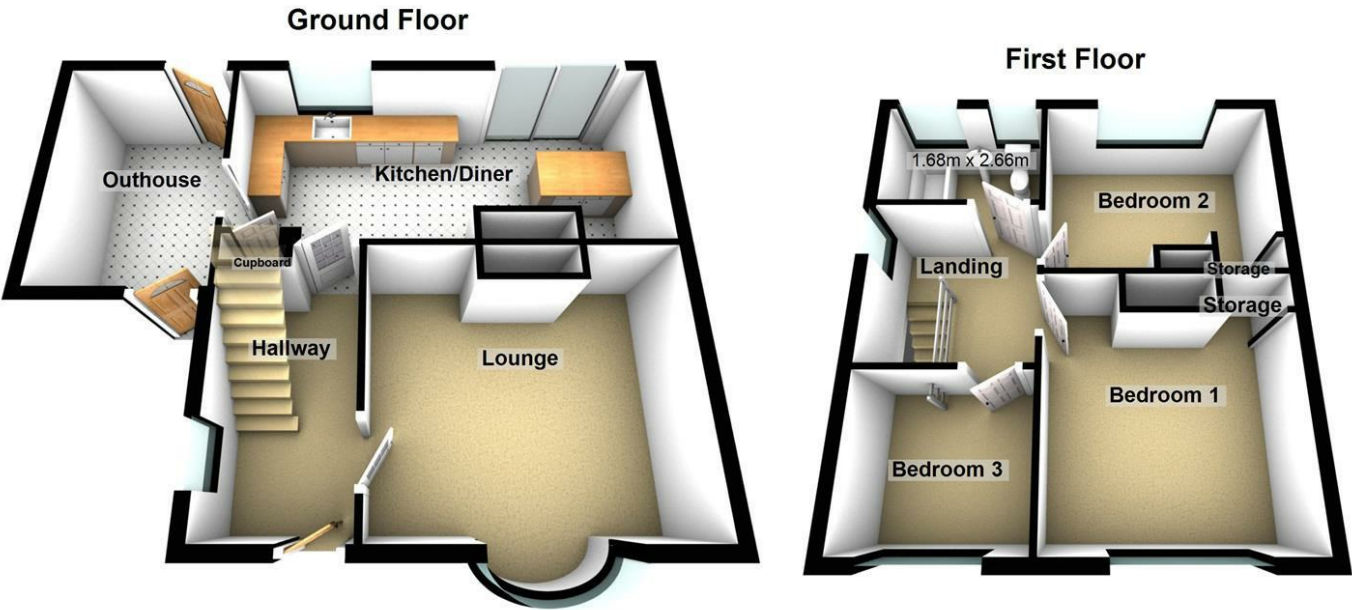
Traditional

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	