



## 29 Oban Avenue Howdon, Wallsend, NE28 0PU

\*\* 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. \*\*

\*\* MUST VIEW \*\* THREE BEDROOM MID-TERRACE HOUSE \*\* READY TO MOVE INTO \*\*

\*\* GREAT FIRST TIME BUY \*\* FREEHOLD \*\* LOG BURNER \*\* COUNCIL TAX BAND A \*\*

\*\* RECENTLY UPDATED\*\* ENERGY RATING C \*\*CLOSE TO LOCAL AMENITIES & MAJOR ROAD LINKS \*\*

**Offers Over £170,000**



- Freehold
- Great First Time Buy
- Council Tax Band A
- Three Bedroom Mid-Terrace House
- Low Maintenance Garden
- Energy Rating C
- Ready to Move into
- Close to Local Amenities and Major Road Links

### Entrance

Composite door opening into hallway

radiator, plastic panelling to walls, sink set in vanity unit and bath with overhead shower.

this information is correct, for further information please visit <https://checker.ofcom.org.uk>

### Hallway

9'1" x 5'10" (2.77 x 1.80 )

Stairs to first floor, access to lounge and kitchen

### WC

3'11" x 2'4" (1.21 x 0.73 )

Double glazed window, plastic panelling to walls, WC

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.

### Lounge/Diner

18'11" x 10'11" (5.77 x 3.33)

Double glazed window, laminate flooring, log burner, radiator, French doors into rear garden.

### Bedroom 1

12'9" max 11'1" (3.89 max 3.39 )

Double glazed window, radiator, cupboard, sliding door wardrobes.

EE-Good outdoor and in-home  
O2- Good outdoor and in-home  
Three-Good outdoor and in-home  
Vodafone - Good outdoor and in-home

### Kitchen

12'4" max x 9'4" max (3.76 max x 2.85 max )

UPVC door to rear garden, double glazed window, understairs cupboard , fitted with range of wall and base units, induction hob and built in oven, laminate flooring, side room with storage and UPVC door to front.

### Bedroom 2

12'8" x 9'0" (3.88 x 2.76 )

Double glazed window, radiator, cupboard, fitted wardrobes, access to loft

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

### Stairs to First Floor Landing

Access to...

### Bedroom 3

8'8" x 8'1" (2.66 x 2.48 )

Double glazed window, radiator.

### External

To the front there is on street parking, to the rear there is a low maintenance garden with artificial turf, covered patio area and current owners have added summerhouse and extra storage.

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

### Landing

Double glazed window, access to...

### Bathroom

5'9" x 5'3" max (1.76 x 1.61 max )

Double glazed window, ladder style

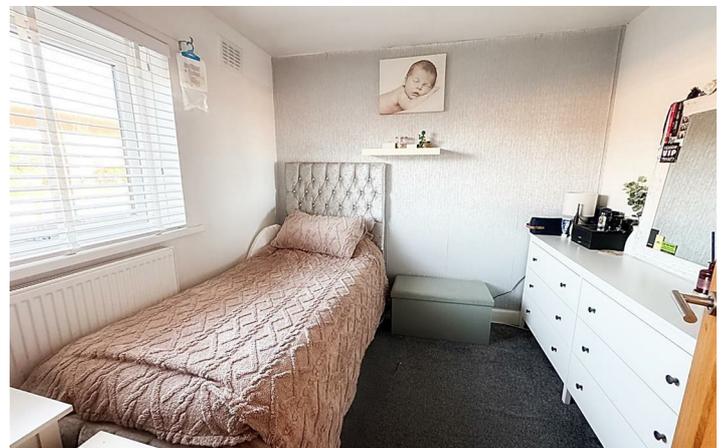
### Material Information

BROADBAND AND MOBILE:

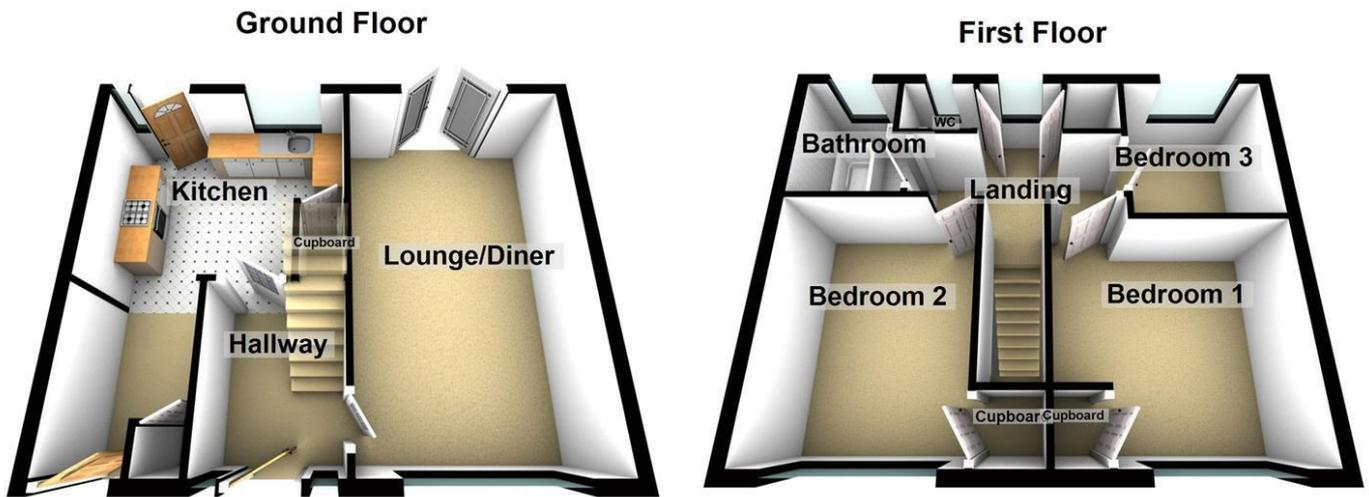
At the time of marketing we believe

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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(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	