



43 Bedford Avenue , Wallsend, NE28 8EF

** 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. **

** THREE BEDROOM END OF TERRACE HOUSE ** AMPLE SPACE FOR OFF STREET PARKING **

** LOVELY WESTERLEY ASPECT GARDEN TO REAR ** LOUNGE/DINING ROOM ** GREAT FIRST BUY **

** POPULAR LOCATION CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS **

** NEWLY DECORATED THROUGHOUT ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £195,000



- Three Bedroom End Terraced House
- Lounge/Dining Room
- Freehold

Entrance Hallway
12'5" x 6'2" (3.79 x 1.89)
Double glazed entrance door, stairs to the first floor landing, double glazed window, wood effect flooring, radiator.

Lounge
13'10" x 12'5" (4.23 x 3.79)
Double-glazed window, wood effect flooring, and radiator.

Dining Room
8'9" x 8'2" (2.67 x 2.51)
Double glazed patio doors leading into the conservatory, wood effect flooring.

Kitchen
11'11" x 8'11" + 8'9" x 8'2" (3.64 x 2.74 + 2.67 x 2.51)
Fitted with a range of wall and base units with work surfaces over, integrated double oven, hob with extractor hood over, integrated washing machine, dishwasher and wine cooler, sink unit. Double glazed French doors to the side, wood effect flooring, double glazed window.

Conseratory
11'10" x 8'0" (3.61 x 2.45)
Double-glazed windows and door

- Ample Space For Off Street Parking
- Spacious Kitchen
 - Council Tax Band A leading out to the rear garden, tiling to floor, radiator.

Landing
Double glazed window.

Bedroom 1
12'5" x 9'11" (3.79 x 3.03)
Double glazed window, fitted wardrobes, radiator.

Bedroom 2
9'4" x 9'0" (2.87 x 2.76)
Double glazed window, cupboards, radiator.

Bedroom 3
9'4" x 9'0" (2.87 x 2.76)
Double glazed window, radiator.

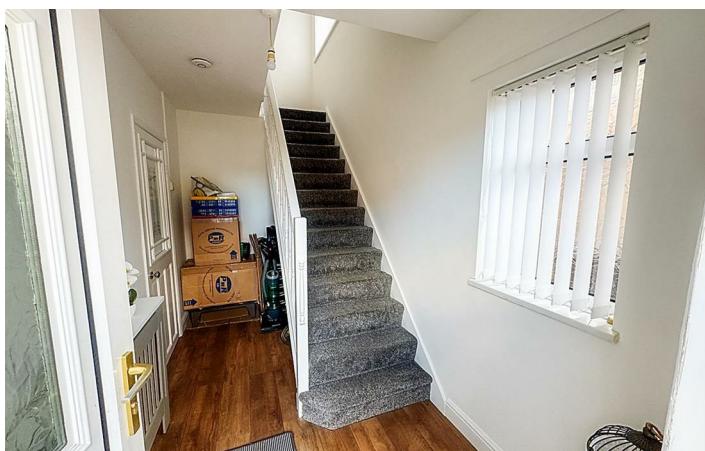
Bathroom
7'7" x 5'5" (2.32 x 1.67)
Comprising: bath with shower over, WC and wash hand basin. Double-glazed windows, part-tiled walls, tiling to floor and a ladder-style radiator.

External
Externally, there is decorative padding to the front which provides ample space for off-street parking, there is a gate to the side which leads to the rear garden. The rear garden has a westerly aspect and has lawn, decking and a patio area.

- Westerley Aspect Garden To Rear
- Highly Popular Location
- Energy Rating D

Broadband and Mobile
At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 220 Mbps
Mobile: Indoor EE>Likely Three>
Limited 02>Limited
Vodafone>Limited
Outdoor EE>Likely Three> Likely 02>Likley Vodafone>Likely

Flood Risks
At the time of marketing this information is correct.
Yearly chance of flooding:
Rivers and the sea: Very Low
Surface water: Very Low

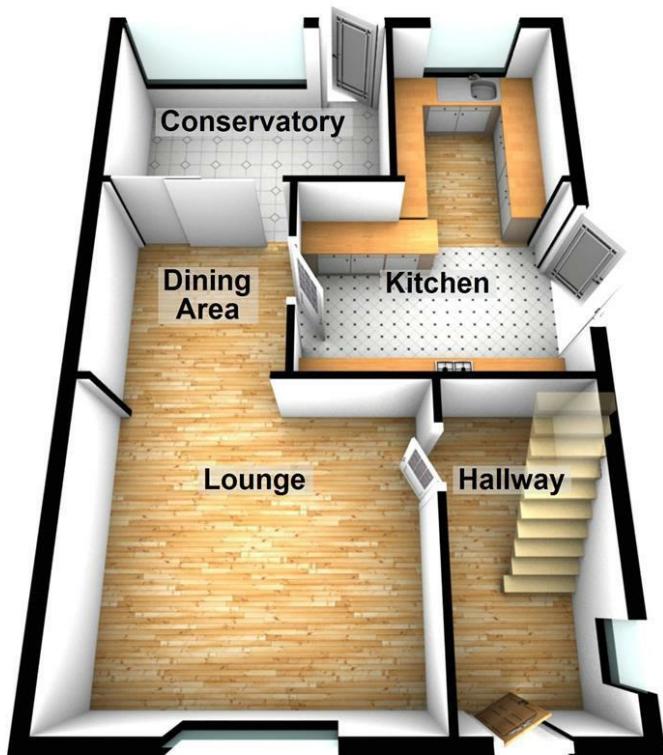






Floor Plan

Ground Floor



First Floor



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	85
(81-91)	B	66
(69-80)	C	
(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	