



## 14 Park Avenue , Wallsend, NE28 8DE

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! \*\*

FOUR BEDROOM END TERRACE HOUSE WITH SPACIOUS CELLAR \*\*\*\* TWO RECEPTION ROOMS \*\*\*\*

LOVELY PRIVATE GARDEN TO REAR \*\*\*\* GARAGE AND OFF-STREET PARKING \*\*\*\* CHAIN FREE \*\*\*\*

WOOD BURNING STOVE FIRE \*\*\*\* SOUGHT AFTER LOCATION \*\*\*\*

Offers Over £249,950

# 14 Park Avenue

, Wallsend, NE28 8DE



- Four Bedrooms
- Garage & Parking
- No Onward Chain
- Two Reception Rooms
- Garden To Rear
- Great Family Home

- Spacious Cellar
- Sought After Location
- Energy Rating F

## Entrance Porch

## Hallway

## Lounge

14'3" + bay x 13'3" (4.35 + bay x 4.05)

## Dining Room

15'4" x 11'7" (4.69 x 3.54)

## Kitchen

11'5" x 7'5" max (3.48 x 2.27 max)

## Landing

## Bedroom 1

12'0" + bay x 11'9" (3.67 + bay x 3.59)

## Bedroom 2

12'11" x 10'10" (3.96 x 3.32)

## Bedroom 3

10'7" x 7'5" (3.25 x 2.27)

## Bedroom 4

8'3" x 6'9" (2.53 x 2.07)

## Bathroom

## Cellar

19'8" x 15'7" (6.01 x 4.77)

## Garden

## Garage & Parking



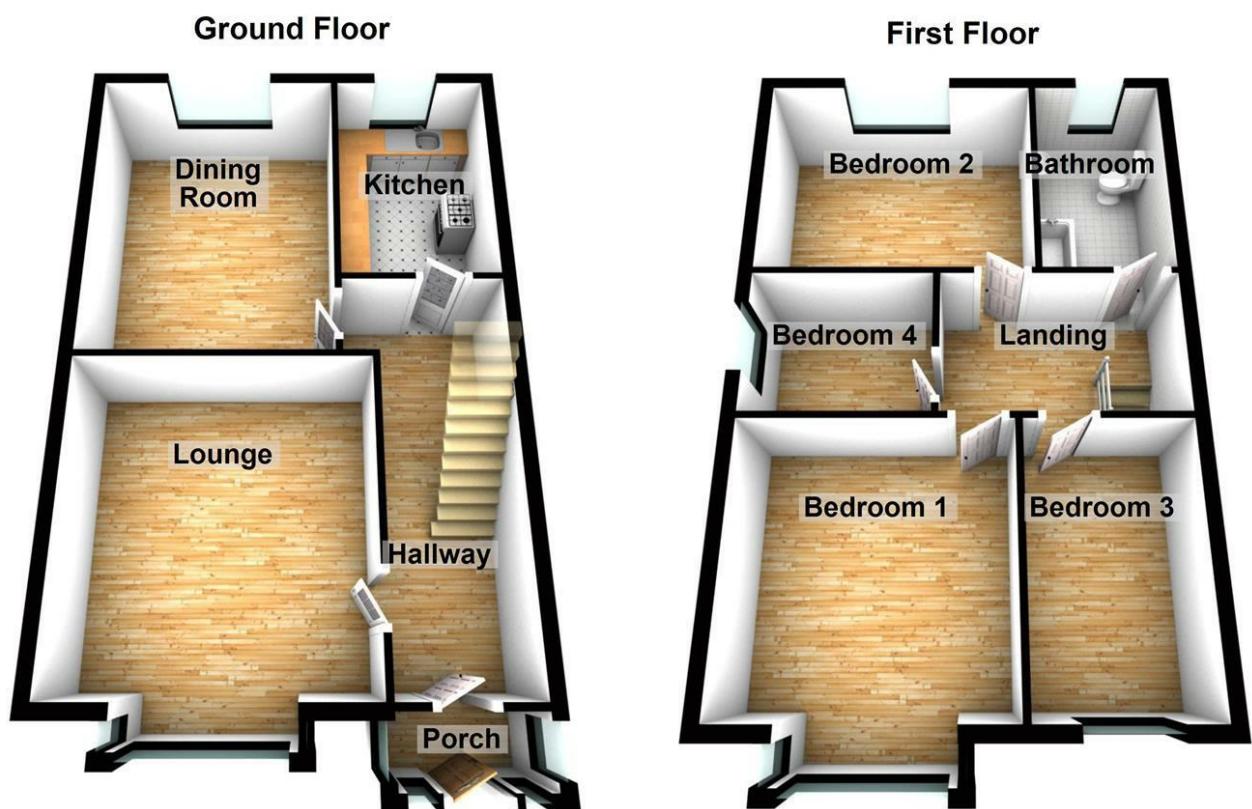
## Directions







## 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	
(69-80)	C	
(55-68)	D	55
(39-54)	E	
(21-38)	F	28
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	