

## 11 Lamerton Avenue

Walker, Newcastle Upon Tyne, NE6 3LF

\*\* CHAIN FREE \*\* RECENTLY PAINTED THROUGHOUT \*\* THREE BEDROOM END TERRACED HOUSE

\*\* GREAT FIRST BUY \*\* ALLOCATED PARKING BAY \*\* BALCONY TO MAIN BEDROOM \*\*

\*\* DOWNSTAIRS WC \*\* CLOSE TO CITY CENTRE, MAJOR ROAD LINKS AND LOCAL AMENITIES \*\*

\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\* FREEHOLD \*\*

**O.I.R.O £180,000**



- Recently Painted Throughout
- Great First Time Buy
- Allocated Parking
- Entrance Hall**  
Double glazed entrance door into spacious hallway with radiator. Doors and bathroom/WC lead to the lounge, ground floor cloakroom/WC and a built in cupboard. Staircase to the first floor.
- Downstairs WC**  
6'9" x 5'0" (2.06 x 1.53 )  
WC and hand wash basin and radiator. Double glazed window to the front. Two cupboards, one of which has plumbing and space for a washing machine.
- Lounge**  
14'6" average x 7'3" average (4.42 average x 2.21 average)  
Double glazed windows to the front and side, radiator. Open plan to the dining area and kitchen.
- Dining Area**  
12'11" x 7'8" (3.96 x 2.34)  
Double glazed French Doors to the rear. Double glazed window to the side and radiator
- Kitchen Area**  
12'10" average x 7'8" average (3.93 average x 2.36 average)  
Range of wall and floor units, sink, integrated electric oven and gas hob with extractor hood above, integrated BROADBAND AND MOBILE: fridge/freezer. Double glazed window to the rear.
- Stairs to First Floor**  
Two double glazed windows up to ...
- Ready to Move Into
- Great Transport Links to Newcastle City Centre
- Council Tax Band B
- Landing**  
Doors leading to the three bedrooms
- Bathroom**  
9'2" max x 9'0" (2.80 max x 2.76)  
Fitted with bath, separate shower cubicle, WC and wash hand basin. Double glazed window to the rear. Part tiled walls. Radiator.
- Bedroom 1**  
15'3" max x 8'6" (4.65 max x 2.60)  
Double glazed window to the front and door to the side leading onto a balcony. Radiator.
- Bedroom 2**  
11'4" max x 10'3" (3.47 max x 3.14)  
Double glazed window to the front, Radiator and loft access
- Bedroom 3**  
9'6" x 9'3" (2.92 x 2.82)  
Double glazed window to the rear. Radiator.
- External**  
There is a private garden to the rear which has a small lawned area and patio area, fenced boundary together with allocated parking bay.
- Material Information**  
At the time of marketing we believe this information is correct, for further information please visit
- Three Bedroom End Terrace House
- Private Rear Garden
- Energy Rating C  
<https://checker.ofcom.org.uk>

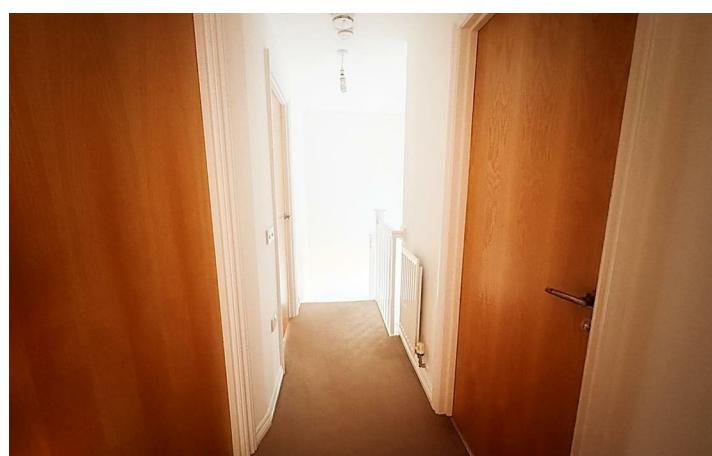
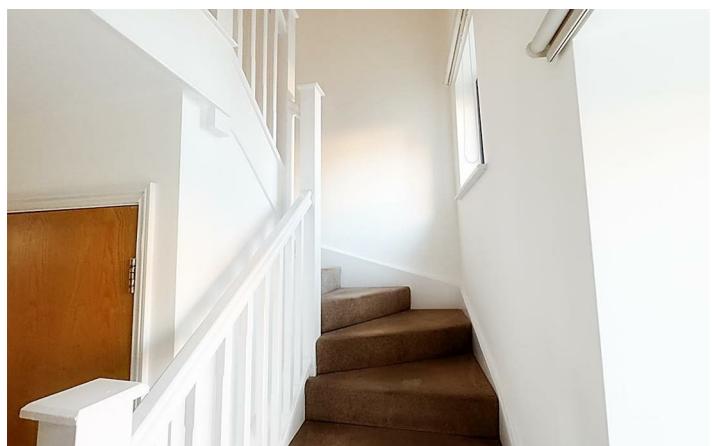
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home  
O2- Good outdoor and in-home  
Three- Good outdoor, variable 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.

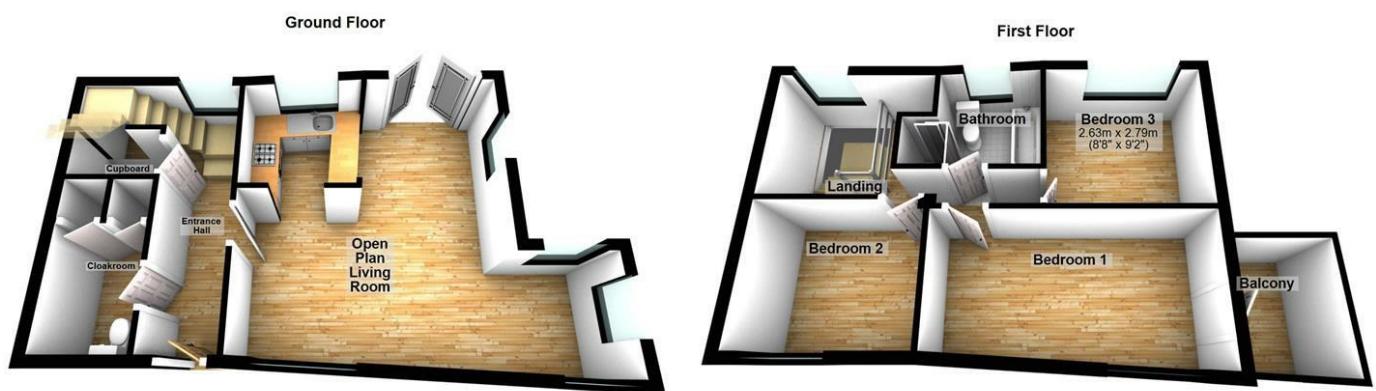
**CONSTRUCTION:**  
Traditional  
This information must be confirmed via your surveyor and legal representative.







## 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	
(69-80)	C	74
(55-68)	D	79
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	