

## 17 Laburnum Avenue , Wallsend, NE28 8HQ

17, Laburnum Avenue, Wallsend, Newcastle upon Tyne, Tyne and Wear, NE28 8HQ

We are acting in the sale of the above property and have received an offer of £155,000 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

**\*\* THREE BEDROOM MID TERRACE HOUSE \*\* TWO RECEPTION ROOMS \*\* IMPRESSIVE HALLWAY \*\***

**\*\* KITCHEN & BREAKFAST ROOM \*\* PRIVATE YARD TO REAR \*\* SOME UPDATING REQUIRED \*\***

**Price £155,000**



- Three Bedroom Mid Terrace House
- Impressive Hallway
- Freehold
- Two Reception Rooms
- Private Yard To Rear - Chain Free
- Council Tax Band B
- Breakfast Room & Kitchen
- Close To Shops Bus services & Metro Station
- Energy Rating D

### Entrance Lobby

Double glazed entrance door, half glazed inner door leading into the hallway.

### Hallway

Stairs to the first floor landing with storage cupboard under, coving to ceiling, radiator.

### Lounge

14'10" x 14'0" (4.53 x 4.28)

Double glazed bay window, fireplace, picture rail, coving and rose to ceiling, radiator.

### Dining Room

14'6" x 12'3" (4.44 x 3.74)

Double glazed window, fireplace, radiator.

### Breakfast Room

12'4" x 9'0" (3.78 x 2.75)

Double glazed window, radiator, half glazed door leading to the rear yard.

### Kitchen

8'8" x 8'10" (2.65 x 2.7)

Fitted with wall and base units with work surfaces over, sink unit, double glazed window, part tiled walls.

### Landing

Access to bedrooms and bathroom. At the time of marketing we believe this information is correct, for further

### Bathroom

8'10" x 8'8" (2.70 x 2.65)

Comprising; bath, shower cubicle and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator.

### WC

6'9" x 2'9" (2.07 x 0.85)

Double glazed window, WC, tiling to walls and floor.

### Bedroom 1

14'6" x 12'4" (4.42 x 3.76)

Double glazed window, picture rail, radiator.

### Bedroom 2

14'6" x 11'8" (4.42 x 3.58)

Double glazed window, picture rail, radiator.

### Bedroom 3

10'11" min x 7'1" (3.33 min x 2.17)

Double glazed window, radiator.

### External

Externally there is a small town garden to front and a private yard to the rear.

### Material Information

#### BROADBAND AND MOBILE:

information please visit  
<https://checker.ofcom.org.uk>

Broadband: Highest available  
Speeds: Download: 1800 Mbps  
Upload: 220 Mbps  
Mobile Indoor: EE - Likely Three - Likely 02 - Likhley Vodafone - Likely  
Mobile Outdoor: EE - Likely Three - Likely 02 - Likhley Vodafone - Likely

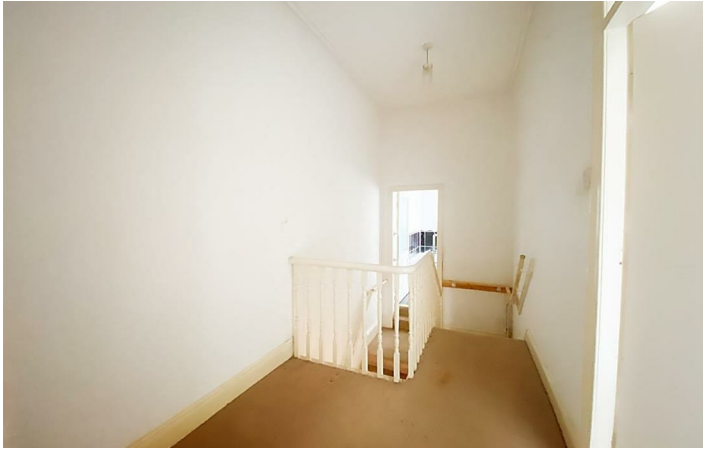
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

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

CONSTRUCTION:  
Traditional  
This information must be confirmed via our surveyor.







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		82
(69-80) C	68	
(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	