



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 ****

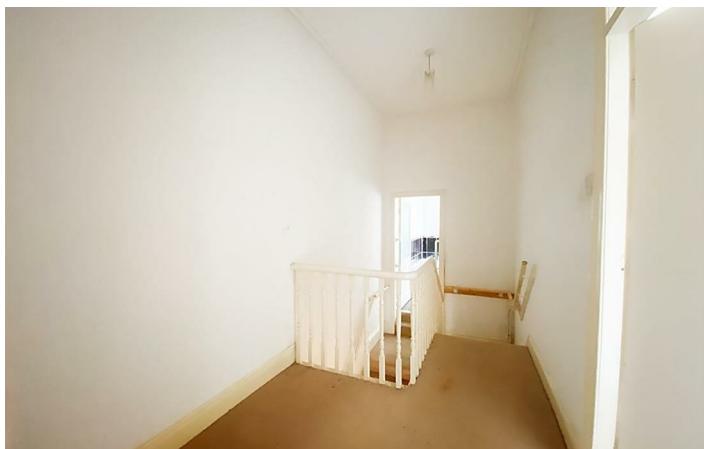
**** KITCHEN & BREAKFAST ROOM ** PRIVATE YARD TO REAR ** SOME UPDATING REQUIRED ****

Price £155,000



• Three Bedroom Mid Terrace House	• Two Reception Rooms	• Breakfast Room & Kitchen
• Impressive Hallway	• Private Yard To Rear - Chain Free	• Close To Shops Bus services & Metro Station
• Freehold	• Council Tax Band B	• Energy Rating D
Entrance Lobby	Bathroom	information please visit https://checker.ofcom.org.uk
Double glazed entrance door, half glazed inner door leading into the hallway.	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.	Broadband: Highest available Speeds: Download: 1800 Mbps Upload: 220 Mbps Mobile Indoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely
Hallway	WC	
Stairs to the first floor landing with storage cupboard under, coving to ceiling, radiator.	6'9" x 2'9" (2.07 x 0.85) Double glazed window, WC, tiling to walls and floor.	
Lounge	Bedroom 1	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
14'10" x 14'0" (4.53 x 4.28) Double glazed bay window, fireplace, picture rail, coving and rose to ceiling, radiator.	14'6" x 12'4" (4.42 x 3.76) Double glazed window, picture rail, radiator.	
Dining Room	Bedroom 2	FLOOD RISK: Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.
14'6" x 12'3" (4.44 x 3.74) Double glazed window, fireplace, radiator.	14'6" x 11'8" (4.42 x 3.58) Double glazed window, picture rail, radiator.	
Breakfast Room	Bedroom 3	CONSTRUCTION: Traditional This information must be confirmed via our surveyor.
12'4" x 9'0" (3.78 x 2.75) Double glazed window, radiator, half glazed door leading to the rear yard. Double glazed window, radiator.	External	
Fitted with wall and base units with work surfaces over, sink unit, double glazed window, part tiled walls.	Externally there is a small town garden to front and a private yard to the rear.	
Kitchen	Material Information	
8'8" x 8'10" (2.65 x 2.7)	BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further	
Landing		
Access to bedrooms and bathroom.		





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		82
(81-91) B		68
(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	