



33 Kentmere Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4HE

** FANTASTIC FIRST FLOOR FLAT ** TWO BEDROOMS & USABLE LOFT SPACE ** CHAIN FREE **

** LENGHTY PRIVATE GARDEN TO REAR WITH OPEN ASPECT ** IDEAL FIRST TIME BUY **

** BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE & WALLSEND TWO CENTRE **

** BEAUTIFULLY PRESENTED THROUGHOUT ** COUNCIL TAX BAND A ** ENERGY RATING C **

** 999 YEAR LEASE FROM 2023 - NO GROUND RENT **

Price £95,000



- Two Bedroom First Floor Flat
- Beautifully Presented - Ideal First Time Buy
- Good Size Usable Loft Space
- Lengthy Private Garden To Rear
- Modern Kitchen
- Chain Free
- Council Tax Band A
- 999 Year Lease
- Energy Rating C

Entrance

Entrance door, stairs to the first floor accommodation.

Loft Space

15'10" x 9'5" (4.84 x 2.89) Double glazed window, radiator.

CONSTRUCTION:

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

Landing

Stairs leading to loft space.

External

Externally there is a gravelled garden area to the front and a lengthy garden to the rear which has lawn and a fenced perimeter.

Lounge

14'6" + bay x 11'0" (4.44 + bay x 3.36)

Double glazed bay window, fireplace, cupboard to alcove, coving to ceiling, radiator.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Kitchen

8'7" x 7'9" min (2.64 x 2.37 min) Fitted with wall and base units with work surfaces over, sink unit and integrated oven and hob, double glazed window, radiator.

EE-Good outdoor, variable in-home
O2-Good outdoor, variable in-home
Three-UK-Good outdoor, variable in-home
Vodafone_Good outdoor, variable in-home

Bedroom 1

12'2" x 9'11" (3.71 x 3.03) Double glazed window, dado rail, coving to ceiling, radiator.

Bedroom 2

8'11" x 6'11" (2.72 x 2.11) Double glazed window, dado rail, radiator.

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

Bathroom

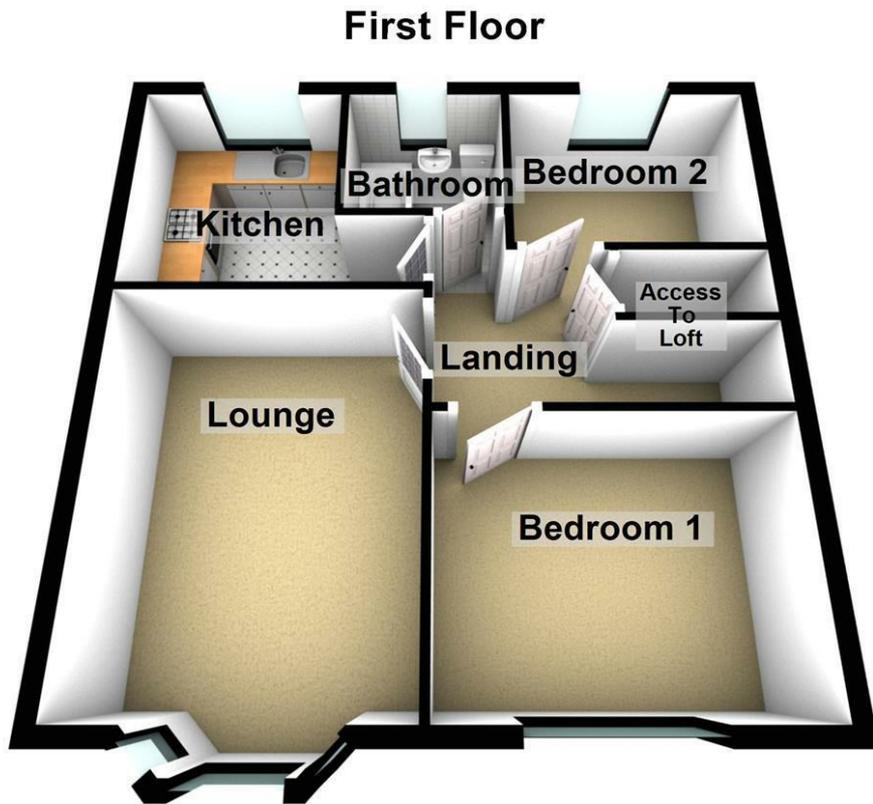
6'0" x 5'5" (1.84 x 1.67) Bath with shower over, WC and wash hand basin, double glazed window, tiling to floor, radiator.

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





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	75
(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	