

## 20 Laburnum Avenue , Wallsend, NE28 8HQ

- \*\* DECEPTIVELY SPACIOUS FIVE BEDROOM MID TERRACE HOUSE - SITUATED OVER THREE FLOORS \*\*
- \*\* IMPRESSIVE HALLWAY \*\* LOVELY PERIOD STYLE FEATURES \*\* SPACIOUS LOUNGE/ DINING ROOM \*\*
- \*\* WOOD BURNING STOVE FIRE TO LOUNGE \*\* DOWNSTAIRS WC \*\* FANTASTIC FAMILY HOME \*\*
- \*\* CLOSE TO LOCAL AMENITIES, METRO STATION AND BUS SERVICES \*\* CHAIN FREE \*\*
- \*\* COUNCIL TAX BAND B \*\* ENERGY RATING D \*\* FREEHOLD \*\*

**Price £250,000**



- Five Bedroom Mid Terrace House
- Situated Over Three Floors
- Lovely Period Style Features

- Impressive Hallway

- Freehold

#### Entrance Lobby

Entrance door, coving to ceiling, tiled flooring, half glazed door leading to the hallway.

#### Hallway

Dado rail, coving to ceiling, wood effect flooring, radiator and stairs leading to the first floor landing with storage cupboard under.

#### Lounge

14'9" x 13'11" + bay (4.49 x 4.23 + bay) Double glazed bay window, brick inset fireplace with wood burning stove fire, cupboards and shelving to alcoves, picture rail, coving and rose to ceiling, radiator.

#### Dining Room

14'8" x 12'3" (4.46 x 3.73) Double glazed window, feature fireplace with tiled inset, picture rail, coving and rose to ceiling, cupboards and shelving to alcoves, radiator.

#### Kitchen

20'3" x 8'6" (6.18 x 2.58) Fitted with a range of wall and base units with work surfaces over and single drainer sink unit. Double glazed window, wood effect flooring, vertical radiator, double glazed door leading to the rear yard.

#### WC

4'1" x 8'6" max (1.24 x 2.59 max) Comprising; low level WC and wash hand basin with built-under storage, ladder style radiator.

- Wood Burning Stove Fire

- Council Tax Band B

#### First Floor Landing

Dado rail, coving to ceiling and stairs leading to the second floor landing.

#### Bedroom 1

14'8" x 12'2" into robe (4.46 x 3.72 into robe)

Double glazed window, built-in wardrobes, picture rail, coving and rose to ceiling, radiator.

#### Bedroom 2

13'10" x (4.22 x)

Double glazed window, fireplace with tiled inset, picture rail, coving and rose to ceiling, radiator.

#### Bedroom 5

10'1" x 7'5" (3.08 x 2.27)

Double glazed window, radiator.

#### Bathroom

11'11" max x 8'10" max (3.64 max x 2.69 max)

Comprising; shower enclosure, freestanding roll top bath, low level WC and wash hand basin. Part panelled walls, spotlights to ceiling, curved radiator, tiling to floor and double glazed windows.

#### Second Floor Landing

Storage cupboard, dado rail, access to bedrooms three and four.

#### Bedroom 3

19'5" x 11'4" (5.92 x 3.45)

Double glazed window, feature fireplace, radiator.

- Chain Free

- Energy Rating D

#### Bedroom 4

12'4" into alcove x 11'4" (3.75 into alcove x 3.45)

Double glazed window, feature fireplace, radiator.

#### External

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

#### 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>

EE-Good outdoor and in-home

O2-Good outdoor and in-home

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor and 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:

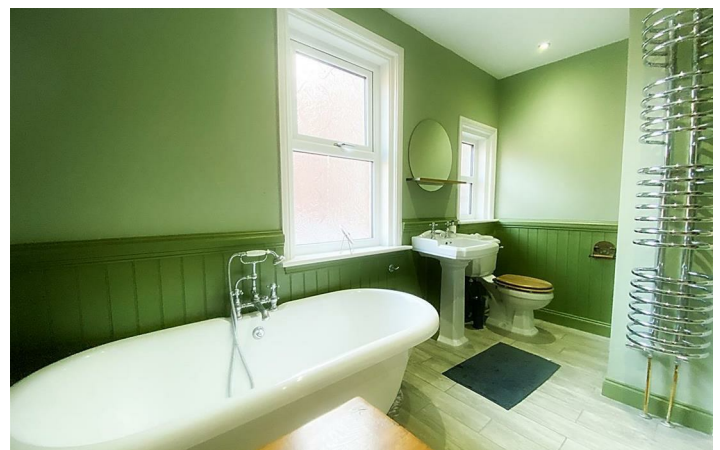
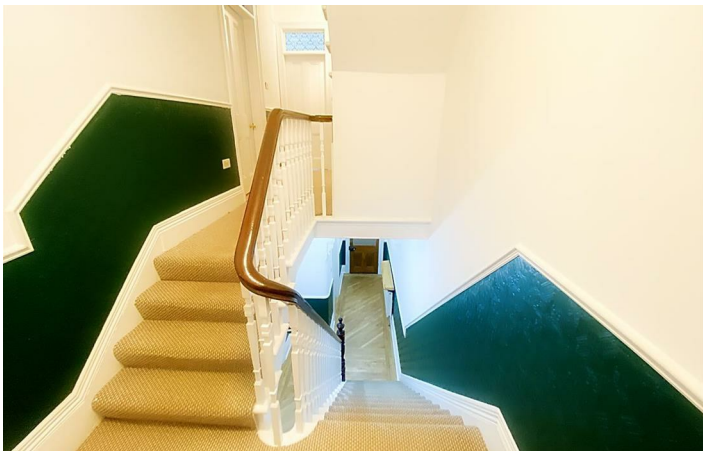
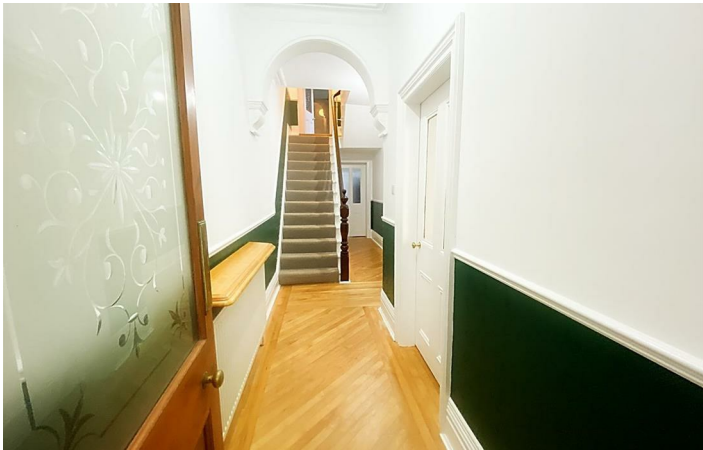
Traditional

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

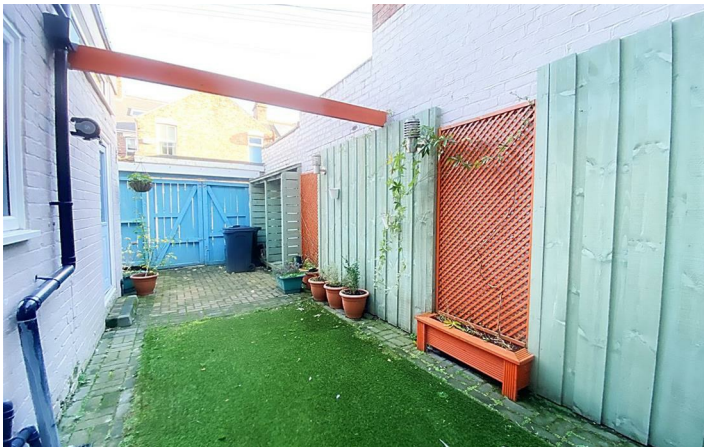












Floor Plan



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		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	