



34 Sunningdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4DP

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

****THREE BEDROOM MID TERRACE HOUSE ** BEAUTIFULLY PRESENTED & READY TO MOVE INTO ****

**** MODERN KITCHEN/DINING ROOM ** UTILITY AREA ** OFF STREET PARKING TO REAR ****

**** PEDESTRIANISED STREET ** GREAT STARTER HOME ** CLOSE TO LOCAL AMENITIES ****

**** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D ****

Offers Over £149,950



- Three Bedroom Mid Terrace House
- Utility Area
- Freehold
- Beautifully Presented Throughout
- Off Street Parking
- Council Tax Band A
- Modern Kitchen /Dining Room
- Great First Time Buy
- Energy Rating D

Entrance Lobby

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

Hallway

Stairs to the first floor landing with storage cupboard under, wood effect flooring, radiator.

Lounge

13'6" + bay x 11'10" (4.12 + bay x 3.61)

Double glazed bay window, fireplace with living flame effect gas fire, wood effect flooring, radiator.

Kitchen / Dining Room

Fitted with a modern range of wall and base units with work surfaces over, integrated oven, five ring gas hob with extractor hood over, sink unit, integrated fridge/freezer and dishwasher. Double glazed window, tile effect flooring, radiator, external door to the rear yard.

Utility

6'2" x 3'8" (1.89 x 1.12)

Plumbed for washing machine, double glazed window.

Landing

Access to bedrooms and bathroom.

Bedroom 1

13'10" x 9'8" to robe (4.23 x 2.95 to robe)

Double glazed window, fitted sliding door wardrobes, wood effect flooring, radiator.

Bedroom 2

13'9" x 10'6" (4.21 x 3.21)

Double glazed window, wood effect flooring, radiator.

Bedroom 3

10'6" x 7'4" (3.21 x 2.26)

Double glazed window, wood effect flooring, radiator.

Bathroom

7'3" x 5'10" (2.22 x 1.79)

Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tiling to walls, wood effect flooring, ladder style radiator.

External

Externally the front garden has feature paving for low maintenance. There is a private yard to the rear which provides space for off street parking.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile: Indoor EE>Limited Three>

Likely 02>Likley Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

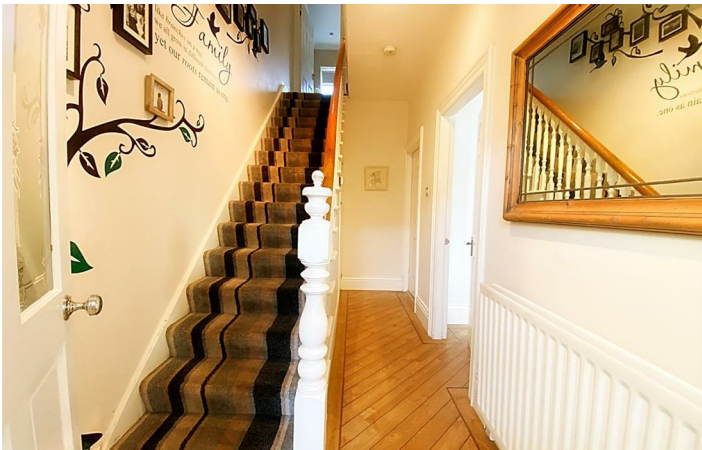
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

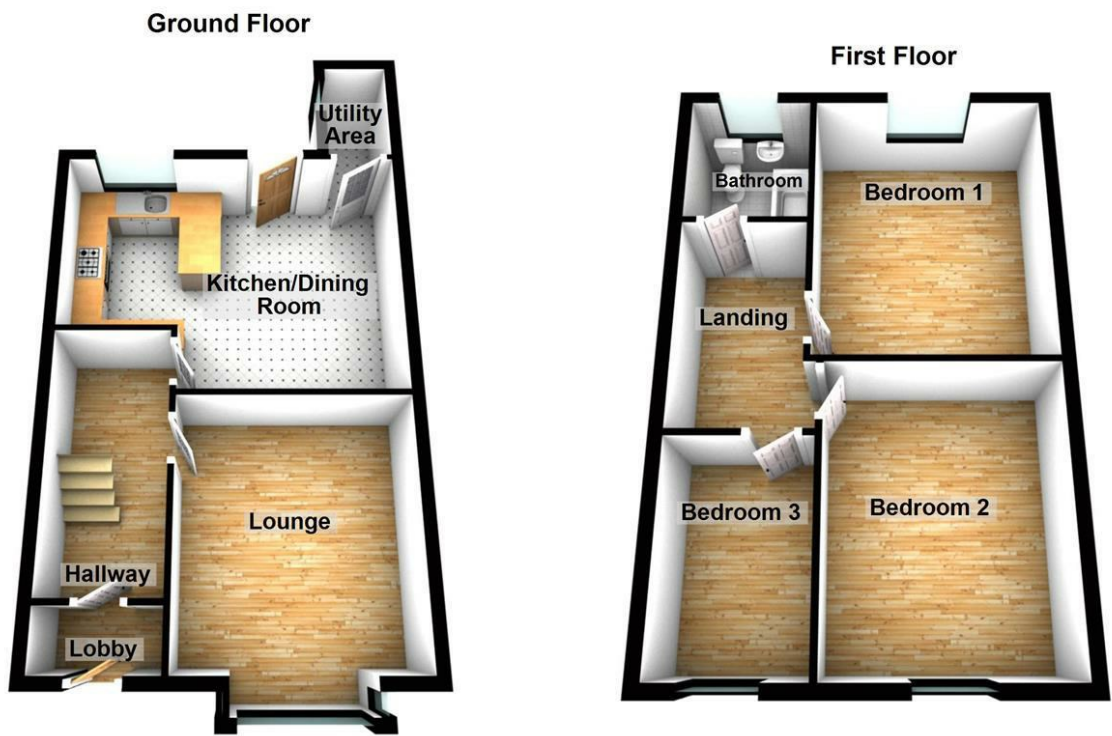
Rivers and the sea: Very low risk.

Surface water: Very low risk.





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		83
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC