



30 Lauderdale Avenue Kings Estate, Wallsend, NE28 9HU

** 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 SEMI DETACHED HOUSE ** KITCHEN WITH SEPARATE DINING ROOM **

** SPACIOUS LOUNGE ** OFF STREET PARKING ** SOUGHT AFTER LOCATION ** FREEHOLD ** CHAIN FREE **

** REAR GARDEN WITH STORAGE UNIT ** COUNCIL TAX BAND A ** EPC RATING D **

Price £150,000

30 Lauderdale Avenue

Kings Estate, Wallsend, NE28 9HU



- Three Bedroom Semi Detached House
- Ample Off Street Parking
- Council Tax Band A
- Kitchen With Separate Diner
- Chain Free
- Freehold
- Spacious Lounge
- Rear Garden With Storage
- EPC Rating D

Entrance

Lounge

14'2" x 11'11" (4.34 x 3.65)

Kitchen

11'9" x 6'7" (3.60 x 2.02)

Dining Room

9'9" x 8'0" (2.99 x 2.44)

Landing

Bedroom 1

15'8" x 8'0" (4.78 x 2.44)

Bedroom 2

10'4" x 6'8" (3.16 x 2.04)

Bedroom 3

10'4" max x 8'1" (3.16 max x 2.48)

Shower Room

5'11" x 5'2" (1.81 x 1.60)

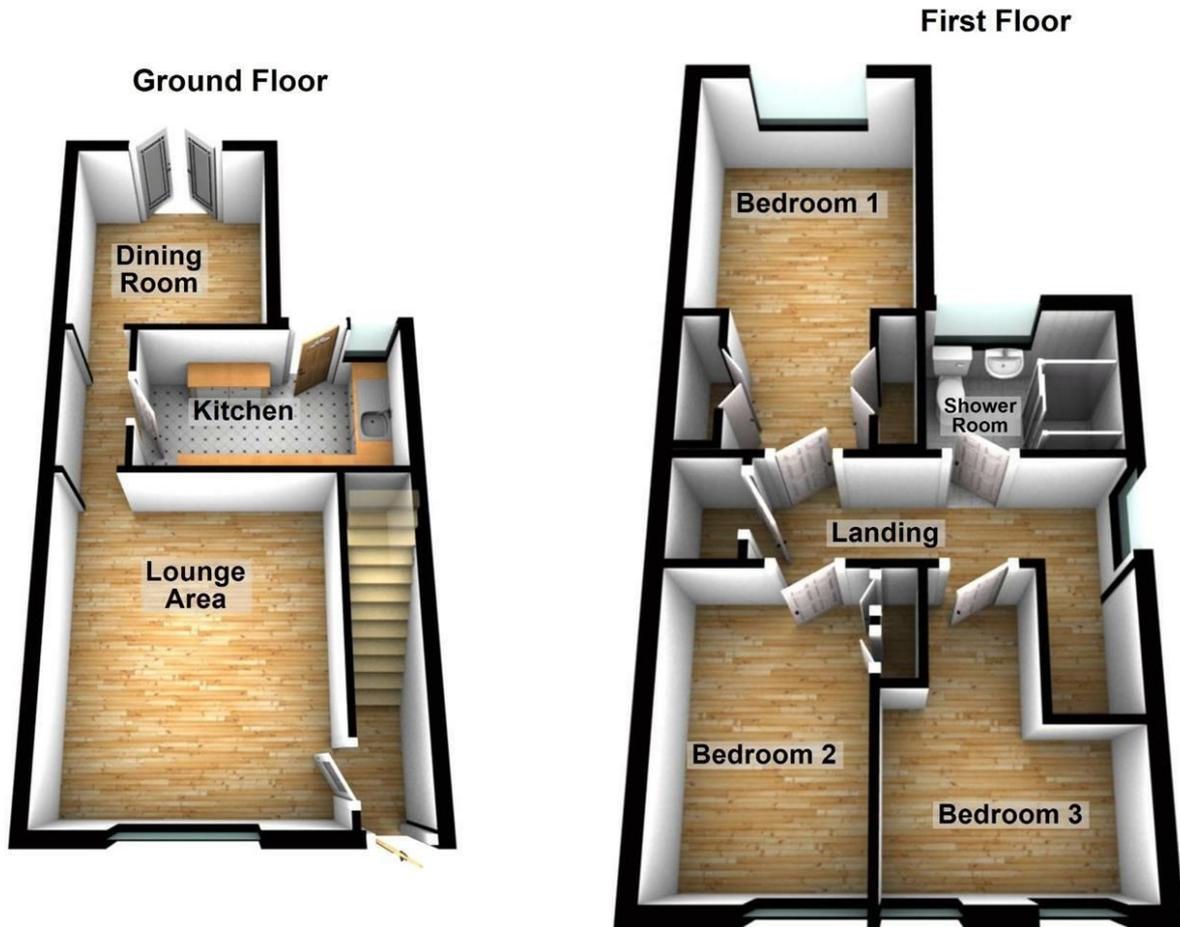
External



Directions



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 | | | 81 |
| (69-80) C | | 65 | |
| (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 | |