



2 Laburnum Avenue , Walkerville, NE6 4PP

**** 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!****

This is a SUPERB three bedroom semi-detached house which is situated on the highly regarded WALKERVILLE estate. The property is beautifully presented and has a WOOD BURNING STOVE FIRE to the lounge, there is an OFFICE/STUDY ideal if working from home, and there is plenty of space for OFF STREET PARKING to the front.

Laburnum Avenue is very well located for the reach of local amenities, there are nearby shopping facilities, bus services into Newcastle City centre and Wallsend Golf Course is close by. To the ground floor, there is a hallway, office/study, lounge, and a kitchen/diner, on the first floor the landing gives access to three bedrooms and a bathroom. There is PARKING FOR TWO VEHICLES to the front and a lovely PRIVATE GARDEN to the rear. Council tax band C. Energy rating C. FREEHOLD.

Offers Over £220,000

2 Laburnum Avenue

, Walkerville, NE6 4PP



- Three Bedrooms
- Wood Burning Stove Fire
- Sought After Location
- Beautifully Presented
- Study/Office
- Energy Rating C
- Parking For Two Vehicles
- Lovely Rear Garden

The Property Comprises

Hallway

Office/Study

Lounge

14'7" x 12'8" + bay (4.44 x 3.86 + bay)

Additional Image

Kitchen/Diner

14'3" x 11'3" (4.34 x 3.44)

Additional Image.

Rear Lobby/Porch

Landing

Bedroom 1

13'5" x 13'7" min (4.10 x 4.13 min)

Bedroom 2

14'3" x 8'1" (4.35 x 2.46)

Bedroom 3

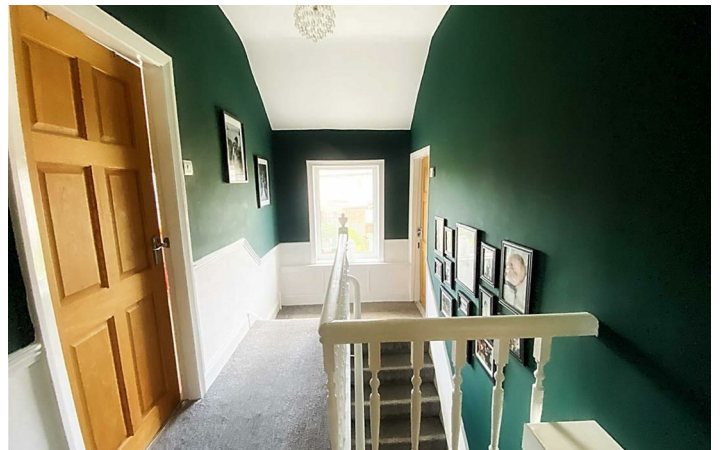
8'6" x 7'4" (2.58 x 2.24)

Bathroom

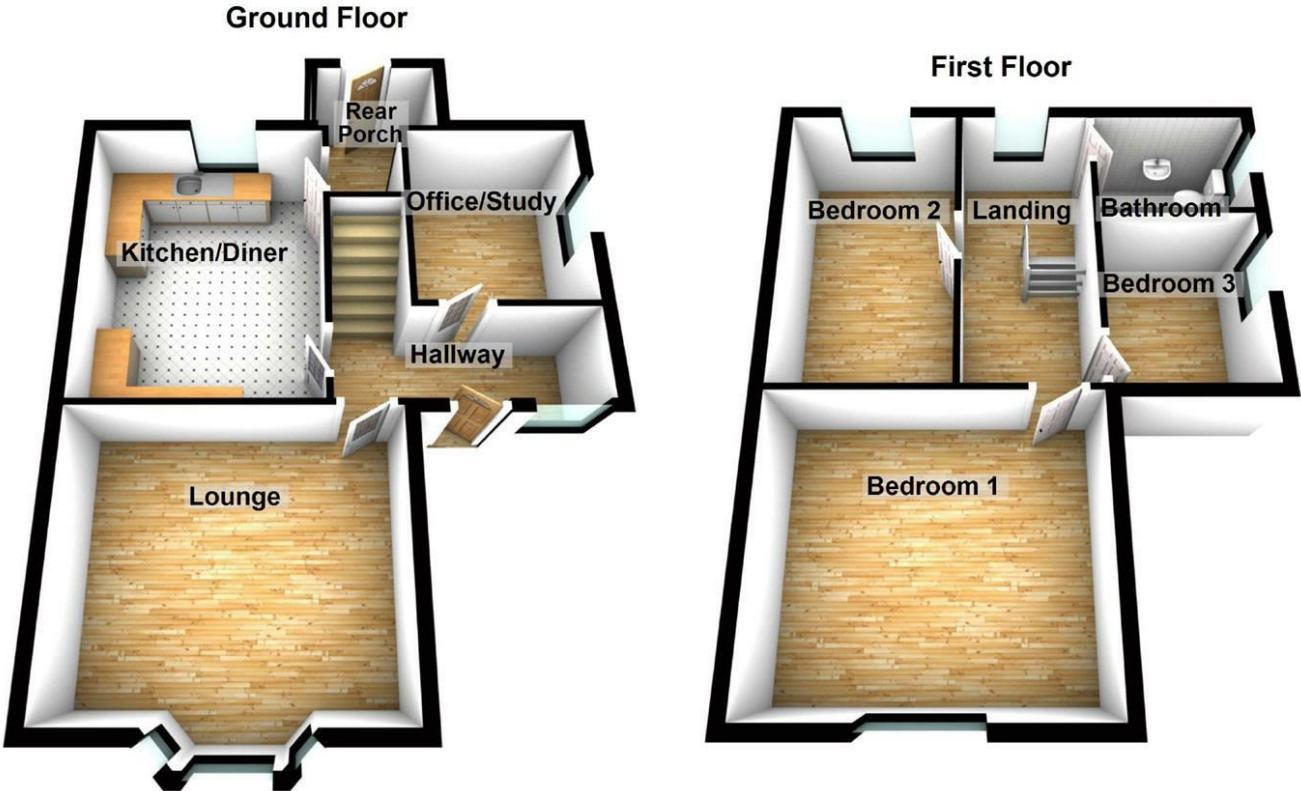
7'4" x 5'5" (2.23 x 1.66)

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 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		
(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