

9 Dees Avenue, Wallsend



Guide price £165,000 to £175,000

***** GUIDE PRICE £165,000 TO £175,000 ***** A RARE OPPORTUNITY to purchase a house in Dees Avenue! This FREEHOLD, end of terrace house sits at the head of Dees Avenue cul-de-sac, and offers beautifully positioned accommodation, just a stone throw from THE GREEN, RICHARDSON DEES PARK, and HALL GROUNDS. The ground floor has an attractive living room and a breakfasting kitchen, which will require some cosmetic redecoration. Upstairs there are three good sized bedrooms and a shower room. There is a pretty GARDEN to the rear and a GARAGE adjacent.

Most of Wallsend's amenities are within walking distance; library, medical services, restaurants and shopping, and there is an OFSTED rated "Good" primary schools close by. The Coast Road, Silverlink and Cobalt are all accessible, and Virgin advertise a 516Mb internet speed in this location.

Council tax band C. Energy Rating TBC. Call next2buy Ltd to arrange a viewing - 0191 2953322.

The Property Comprises

Entrance

UPVc door into entrance lobby.

Living Room

14'4" x 15'11" (4.38 x 4.86) UPVc double glazed window, radiator, and decorative coving. Sandstone fire surround with a gas fire.



Inner lobby

Staircase to the 1st floor and access to the dining room.

Breakfasting Kitchen

9'4" x 15'11" (2.84 x 4.85) Three UPVc double glazed windows and door to the rear garden. Radiator. This was two rooms and the dividing wall has been removed to provide a larger light and airy room to cook and dine in. The work has not been finished and this room will require some decorative attention.

Bedroom 1

14'5" x 8'3" (4.40 x 2.52) UPVc double glazed window, and radiator.



Bedroom 2

9'8" x 7'7" (2.94 x 2.31) Two UPVc double glazed windows, and radiator.

Bedroom 3

9'8" x 7'7" (2.94 x 2.31) UPVc double glazed window, and radiator.

Shower Room

5'10" x 6'3" (1.77 x 1.91) UPVc double glazed window, part tiled walls and tiled flooring. Fitted with a white suite including a shower cubicle.



Gardens

There is an attractive walled garden to the rear, paved and with mature flower beds.



Garage

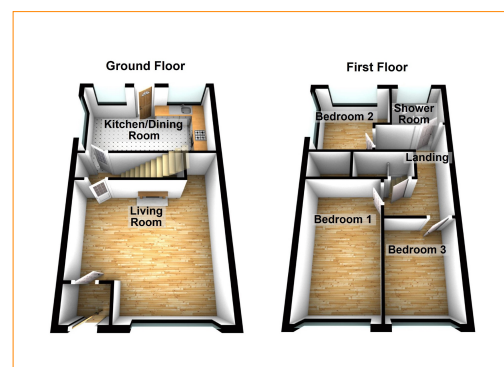
There is a garage in an adjacent block, it is close to the house and there is side access.



View from the front of the house



FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT

VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;

Monday 9am - 6pm

Tuesday 9am - 6pm

Wednesday 9am - 6pm

Thursday 9am - 6pm

Friday 9am - 6pm

Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

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