

38 Ferndale Avenue, Wallsend



Price £149,950

For sale with NO ONWARD CHAIN, this FREEHOLD house is situated in Ferndale Avenue and offers a good standard of accommodation, spacious and attractive. The ground floor has two reception rooms and a kitchen. Upstairs there are three good sized bedrooms and a shower room. Bedroom 1, in particular, is a really good size and retains some original features. Externally, there is an enclosed and private yard to the rear, with some storage, which is not overlooked (the allotments are behind).

Ferndale Avenue, is within walking distance of most amenities; shopping, restaurants, library and medical services, and there are OFSTED rated "Good" schools locally too. Richardson Dees Park and Hall Grounds are close by, and there are two METRO STATIONS around 1/2 a mile in either direction.

Council tax band A, Energy Rating E. Call next2buy Ltd to arrange a viewing - 0191 2953322.

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The Property Comprises

Entrance

There is a timber door into the entrance lobby which leads into the Hallway - radiator, wooden flooring and decorative coving and dado rail.



Living Room

13'1" + bay x 12'5" (3.98 + bay x 3.78) Double glazed square bay window to the front, radiator, decorative coving and dado rail, wooden flooring and a feature fire surround.



Dining Room

13'8" x 10'8" (4.16 x 3.24) Double glazed window, and radiator. Decorative coving and picture rail and wooden flooring.



Kitchen

15'7" x 9'7" (4.74 x 2.93) Double glazed window, and door to the rear yard. Radiator, part tiled walls and fitted with a range of floor and wall units, counters and sink, gas hob, extractor hood and an electric oven.



Stairs to First Floor

Landing with decorative dado rail and loft access, leading to...



Bedroom 1

13'4" x 17'0" (4.07 x 5.19) Two double glazed windows, and radiator. Decorative coving and picture rail, and wooden flooring.



Bedroom 2

13'10" x 10'7" (4.22 x 3.22) Double glazed window, radiator, and decorative picture rail.



Bedroom 3

7'1" x 9'8" (2.17 x 2.95) Double glazed window, and radiator.



Shower Room

8'0" x 5'10" (2.44 x 1.77) Two double glazed windows, heated towel rail, part tiled walls and fitted with a three piece suite including a shower cubicle.



Externally

There is a private and enclosed yard to the rear, not overlooked (the allotments are behind), and brick storage. At the front, there is a small, walled town garden.



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.

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