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 receptions 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.

136/138 station road wallsend, NE28 8QT www.next2buy.com info@next2buy.com

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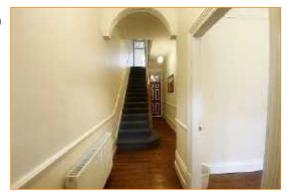




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The Property Comprises

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 rial, 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 rial 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.



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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.









Shower Room

80" x 510" (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



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