

10 Hollywood Avenue, Walkerville



**Price £155,000 to £160,000**

\*\*\* GUIDE PRICE 155 000 - 160 000 \*\*\*

Situated on a pedestrianised street on the popular WALKERVILLE ESTATE is this three bedroom mid terrace house which is being sold CHAIN FREE. The home has recently undergone EXTENSIVE REFURBISHMENT and boasts a modern REFITTED KITCHEN & BATHROOM, new carpets throughout and neutral decor.

Nearby there are an excellent range of amenities to be found which include good schools, a METRO STATION and Wallsend Golf Course is just a short distance from the property.

To the ground floor there is an entrance hallway, lounge, dining room and kitchen, to the first floor the landing gives access to three good size bedrooms, a spacious bathroom and there are stairs leading to the LOFT SPACE. Externally there is a garden to the front and a private yard to the rear providing PARKING SPACE FOR A NUMBER OF VEHICLES and benefiting from a westerly aspect. Council tax band A. Energy rating E. FREEHOLD.

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### The Property Comprises



#### Hallway

Double glazed entrance door, stairs to the first floor landing, radiator.



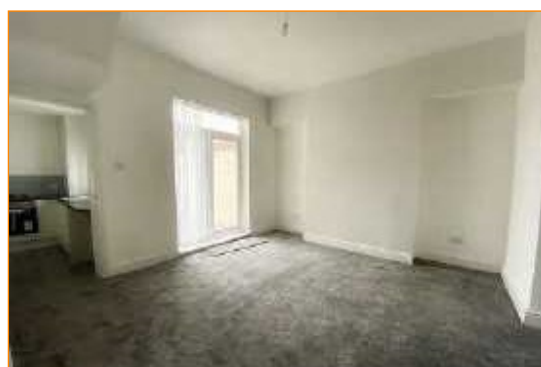
#### Lounge

13'6" x 11'9" +bay (4.11 x 3.57 + bay) Double glazed bay window, coving to ceiling, radiators. Open to dining room.



#### Dining Room

13'7" x 12'5" (4.13 x 3.79) Double glazed French doors leading out to the rear garden, storage cupboard and radiator.



### **Kitchen**

10'0" x 7'9" (3.05 x 2.36) Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob, single drainer sink unit. Part tiled walls, double glazed windows.



### **Landing**

Storage cupboard, access to the loft.

### **Bathroom**

10'0" x 7'10" (3.04 x 2.38) Fitted with a modern four piece suite comprising; bath, shower cubicle, low level WC and wash hand basin. Part tiled walls, double glazed windows, radiator.



### **Bedroom 1**

14'1" x 9'11" (4.28 x 3.02) Double glazed window, feature fireplace, radiator.



### **Bedroom 2**

10'11" x 10'9" (3.33 x 3.27) Double glazed window, radiator.



**Bedroom 3**

10'7" x 7'4" (3.23 x 2.23) Double glazed window, radiator.



**Loft Space**

14'1" X 13'10" (4.28 X 4.21) Fully boarded with skylight window, lighting and storage cupboards.

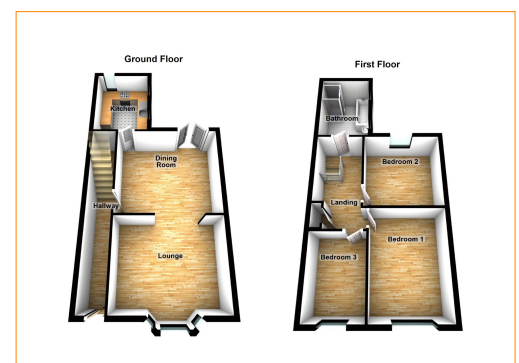


**External**

Externally the front garden is gravelled for low maintenance. To the rear there is a private westerly aspect yard which has a roller door and parking space for a number of vehicles.

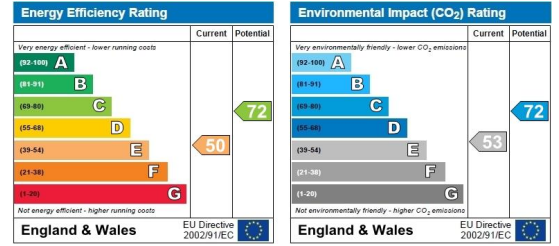


**FLOOR PLANS**



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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