

## 6 Tynedale Avenue, Kings Estate



### Guide price £145,000 to £155,000

\*\*\* GUIDE PRICE 145 000 to 155 000 \*\*\*

We offer for sale this FREEHOLD two bedroom semi detached house which was ORIGINALY BUILT WITH THREE BEDROOMS. The third bedroom now adjoins the master bedroom to create a dressing area with built in wardrobes, this could easily be converted back to its original state if required. The home is IMMACULATLEY PRESENTED throughout and is situated on the sought after KINGS ESTATE which is well placed for reach of local amenities as well as road links to the A1058 Coast Road.

Briefly the property comprises hallway, lounge, kitchen/diner, master bedroom with DRESSING AREA, second bedroom and a bathroom. Additionally there is a LARGER THAN AVERAGE GARAGE together with space for OFF STREET PARKING. There is a garden to the front and a LOW MAINTENANCE GARDEN TO THE REAR. Council tax band B. Energy rating D.

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

tel: 0191 295 3322  
fax: 0191 295 3344



### Entrance

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

### Lounge

13'10" max x 13'10" max (4.22 max x 4.22 max) Double glazed bay window to the front elevation, fire surround housing electric fire, radiator.



### Kitchen/Diner

17'1" x 8'2" (5.21 x 2.48) Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob, one and a half bowl single drainer sink unit, integrated dishwasher, part tiled walls, double glazed windows, radiator, door to the garage



**Landing**

Double glazed window, access to the loft.



**Bedroom 1**

12'9" x 9'7" (3.89 x 2.92) Fitted with a range of built in wardrobes, double glazed window to the front elevation, radiator, open to dressing area. ( previously bedroom three )



**Dressing Area**

7'3" x 6'7" (2.21 x 2.00) Fitted with a range of built in wardrobes and drawers, double glazed window to the front elevation.



### Bedroom 2

9'7" x 9'5" (2.91 x 2.87) Built in wardrobes, double glazed window to the rear elevation, radiator.



### Bathroom

7'3" x 7'2" (2.22 x 2.19) Fitted with a three piece suite comprising corner bath, low level WC, wash hand basin, part tiled walls, tiling to floor, double glazed window, radiator.





**Garage**

21'6" x 12'6" (6.55 x 3.80) Spacious garage with roller door to the front, power sockets and lighting, plumbed for automatic washing machine, external door to the rear garden

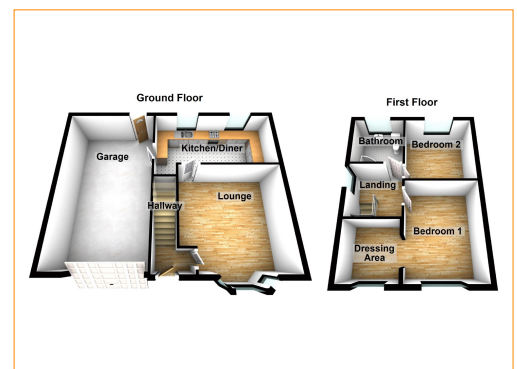


**External**

Externally there is a well kept garden to the front which is laid to lawn and has planted beds, together with on site parking and access to a spacious garage. The garage has an integral door leading into the property as well as a rear door leading to a paved 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.

**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>				(55-68) <b>D</b>			
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
			<b>61</b>			<b>1</b>	<b>1</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**VIEWING ARRANGEMENTS**

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