

## 80 Blackwell Avenue, Walkerdene



### Price £155,000

This is a GREAT OPPORTUNITY to purchase a three bedroom semi detached house which has been NEWLY REFURBISHED THROUGHOUT. The property offers a high standard of accommodation that is READY TO MOVE INTO into and boasts a SUBSTANTIAL CORNER PLOT. The home would suit a variety of purchasers and in particular the FIRST TIME BUYER.

Offered on a CHAIN FREE BASIS, the property is FREEHOLD and benefits from gardens to the front, side and rear as well as a DRIVEWAY for off street parking.

Council tax band B, Energy Rating D.

To arrange a viewing please call Next2buy on 0191 2953322.

**The Property Comprises**

**Entrance Hallway**

Upvc double glazed door leading to entrance hallway, gas central heating radiator, laminate flooring, stairs leading to first floor.

**Lounge**

14'1" x 11'6" (4.28m x 3.51m) Upvc double glazed bay window, gas central heating radiator.



**Kitchen/Dining Room**

17'1" x 12'4" (5.21m x 3.75m) Upvc double glazed window, a range of newly fitted modern wall and floor units with complimenting works surfaces over, stainless steel sink unit, fitted electric oven and hob, upvc patio doors leading to rear garden and upvc door leading to side garden.



**Bedroom 1**

13'0" x 9'7" (3.97m x 2.92m) Upvc double glazed window to the front aspect, gas central heating radiator.



**Bedroom 2**

9'7" x 9'1" (2.93m x 2.76m) Upvc double glazed window to the rear aspect, gas central heating radiator.



**Bedroom 3**

8'5" x 7'5" (2.57m x 2.25m) Upvc double glazed window to the front aspect, gas central heating radiator.



**Bathroom**

7'3" x 5'8" (2.22m x 1.72m) Upvc double glazed window, three piece suite comprising toilet, wash hand basin set in vanity unit, heated towel rail, tiled walls and flooring.

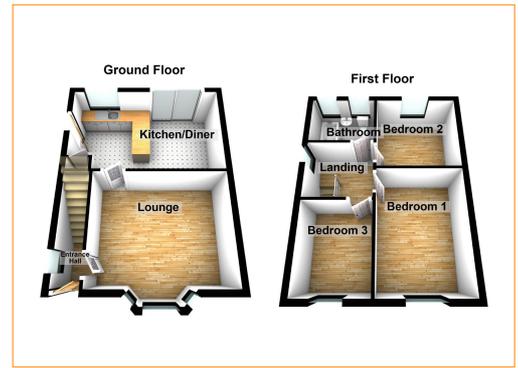


**External**

There is a lawned garden to the front to of the property, a large lawned side garden, rear garden and a driveway for off street parking at the rear of the property.

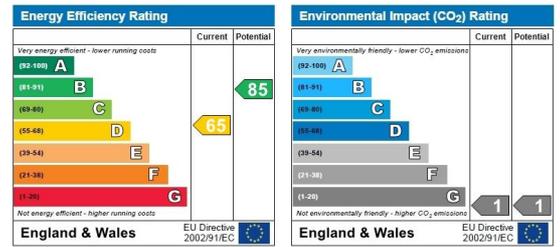


**FLOOR PLANS**



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 - 6pm

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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