

30 Elgin Avenue, Howdon



Guide price £95,000 to £105,000

*** GUIDE PRICE £95,000 - £105,000 ***

We offer for sale with the benefit of NO ONWARD CHAIN this two bedroom semi detached house. The property is situated on Elgin Avenue in Howdon and is within close proximity of shops, schools as well as road links to the A1058 Coast Road. There is also the nearby Silverlink Retail Park and the Cobalt Business Park.

The home may be of interest to a wide range of buyers, including the FIRST TIME BUYER and the INVESTOR.

Briefly the property comprises; hallway, lounge, kitchen, bathroom, two bedrooms and a PLAY ROOM. What was originally the master bedroom has been divided to create the second bedroom with an adjoining play room, this could easily be converted back to the main bedroom if required. Externally there is space for OFF STREET PARKING to the front and a garden to the rear. FREEHOLD. Council tax band A. Energy rating TBC. To Arrange a viewing call next2buy on 0191 2953322.

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

tel: 0191 295 3322
fax: 0191 295 3344



The Property Comprises

Hallway

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

Lounge

13'0" x 12'10" (3.95 x 3.92) Double glazed bow window, radiator.



Kitchen

19'3" x 6'0" (5.86 x 1.83) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated microwave, round bowl sink and drainer. Double glazed windows, double glazed external door to the rear garden, tiling to floor, radiator.

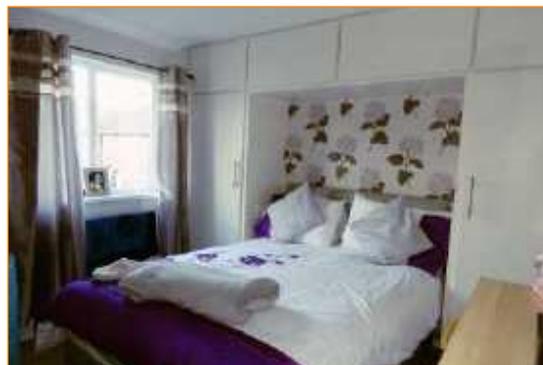


Landing

Double glazed window, cupboard.

Bedroom 1

10'5" x 10'2" (3.18 x 3.10) Built-in wardrobes, double glazed window, radiator.



Bedroom 2

9'1" x 9'4" (2.76 x 2.85) Double glazed window, radiator.



Playroom

9'7" x 9'0" (2.93 x 2.75) The play room is adjacent to bedroom two, this was originally the master bedroom which was divided to create an adjoining room, this could easily be converted back if required.

Bathroom

8'3" x 4'10" (2.52 x 1.47) Comprising; bath, low level WC, wash hand basin, tiling to walls, double glazed windows, radiator.

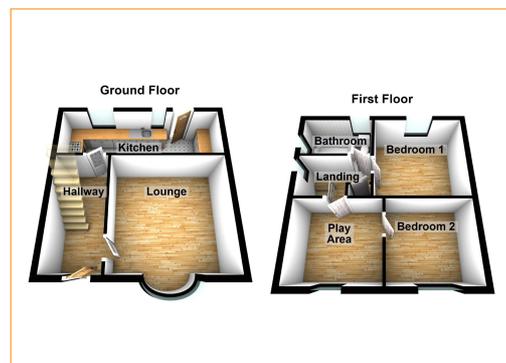


External

Externally the front garden has been block paved to provide space for on site parking. There is a good sized garden to the rear which is laid to lawn together with a fenced perimeter.



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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