

## 11 Rae Avenue, Kings Estate



**Price £144,950**

We welcome to the market this EXTENDED three bedroom semi detached house which is situated on Rae Avenue, on the popular Kings Estate. The property provides a LOVELY FAMILY HOME which briefly comprises; porch, hallway, lounge, dining room, kitchen and CONSERVATORY to the ground floor. To the first floor there are three bedrooms and a bathroom/WC.

To the front of the property there is space for ON SITE PARKING, whilst the rear garden takes advantage of a WESTERLY ASPECT.

The property has a long 999 year lease, council tax band B and further benefits from NO ONWARD CHAIN. To arrange a viewing call next2buy on 0191 2953322.

## The Property Comprises:

### Entrance Porch

Double glazed entrance door, double glazed windows, tiled flooring.

### Hallway

Stairs to first floor landing, radiator.

### Lounge

13'0" x 11'5" (3.95m x 3.48m) Feature fire surround housing living flame effect gas fire, double glazed window, radiator, open to dining area.



### Dining Area

11'5" x 9'9" (3.47m x 2.98m) Double glazed French doors opening to the conservatory, radiator.



### Conservatory

7'5" x 9'10" (2.26m x 3.00m) Double glazed windows, double glazed french doors opening out to the rear garden.



### Kitchen

10'8" x 8'10" +12'11" x 5'0" Lshaped (3.25 x 2.68 + 3.93 x 1.53 L shaped) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, integrated dishwasher, single drainer sink unit, double glazed windows, external doors to both the front and rear.



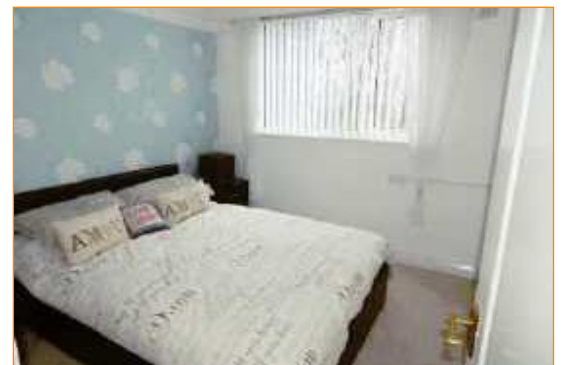
### Bedroom One

13'0" mx 13'6" max x 9'9" min (3.96 m x 4.11 max x 2.98 min) Built in wardrobes and drawers, double glazed window, radiator.



### Bedroom Two

9'1" x 9'3" (2.77m x 2.82m) Double glazed window, radiator, cupboard.



### Bedroom Three

5'1" x 14'0" (1.55m x 4.27m) Double glazed window, radiator, access to dressing area.



### Bathroom

6'6" x 5'7" (1.97m x 1.70m) Fitted with a modern suite comprising bath, low level WC, wash hand basin with built under storage, tiling to walls, double glazed window, radiator.

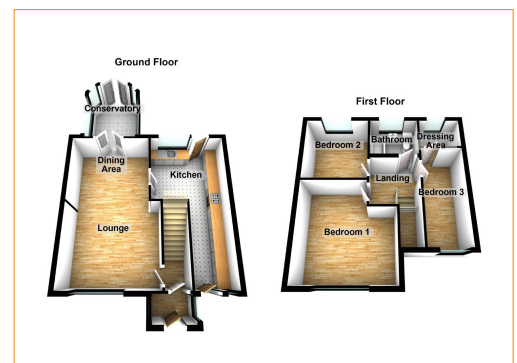


### External

Externally there is block paving to the front, providing space for on site parking. To the rear the garden is laid to lawn and benefits from a westerly aspect.



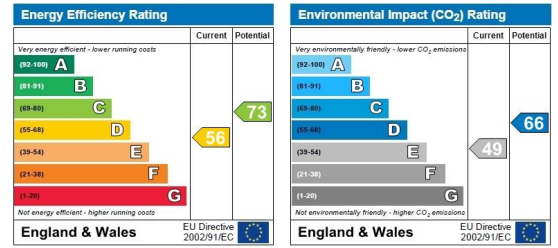
## FLOOR PLANS





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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