



### 3 bed terraced house to buy in

Sunningdale Avenue, Walkerdene,  
Newcastle upon Tyne, Tyne and Wear,  
NE6 4DP

**£85,000** Starting Bid

 x 3  x 1  x 2

Tenure

**Freehold**

Car Port parking

### Property features

- ✓ Three Bedrooms
- ✓ Mid Terrace House
- ✓ No Upper Chain
- ✓ Double glazed and Gas Central
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

For sale via online auction. Fees apply.

Requiring refurbishment throughout is this three bedroom mid terrace house which is ideally located close to all local amenities, good schools, and good transport links to Newcastle City Centre, the Coast and South Tyneside.

Comprising; Entrance area, lounge, dining room, outhouse/storage area, kitchen to the rear of the property with stainless steel sink, tiled splashback, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator. To the first floor there are three bedrooms and bathroom/WC.

Externally to the front is a low maintenance garden which is mainly laid to gravel with walled and fenced boundaries. To the rear is a private west facing yard mainly paved with walled boundaries incorporating up and over garage door leading to the rear lane.

AGENTS NOTE: Vendor advises the roof of the property has been replaced recently with composite slate tiles.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2cccc>

Please call our Heaton office on for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £85,000

Property Type: Terraced House

Parking: Car Port, On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Entrance Area

### Entrance Hall

With doors off to the lounge, dining room and stairs to the first floor.

### Lounge

*5.09m x 4.02m (16'8" x 13'2")*

UPVC double glazed walk in bay window to the front, gas fire set into feature surround and radiator.



### Dining Room

*4.11m x 4.01m (13'5" x 13'1")*

UPVC double glazed window to the rear, gas fire set into feature surround and radiator.



### Kitchen

*3.04m x 1.81m (9'11" x 5'11")*

To the rear of the property with stainless steel sink, tiled splashback, UPVC double glazed door leading to the rear garden, UPVC double glazed window and radiator.



### Rear Lobby

With door off to the outhouse/storage room and single glazed window.

## **Outhouse/Storage Room**

*3.11m x 1.74m (10'2" x 5'8")*

Storage area with single glazed windows and ground floor WC.



## **First Floor Landing**

With doors off to the bedrooms and bathroom/WC.

## **Bedroom One**

*4.12m x 4.09m (13'6" x 13'5")*

UPVC double glazed window to the front, cast iron fireplace and radiator.



## **Bedroom Two**

*4.23m x 4.10m (13'10" x 13'5")*

UPVC double glazed window to the rear, built in storage cupboard and radiator.



## **Bedroom Three**

*2.94m x 1.81m (9'7" x 5'11")*

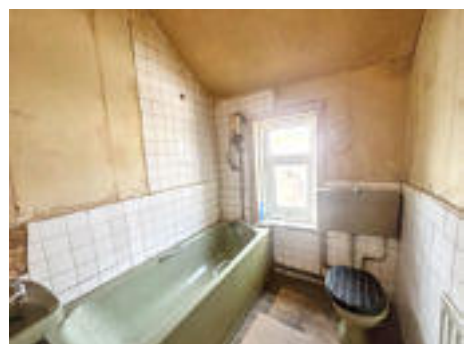
UPVC double glazed window to the front and radiator.



## **Bathroom/WC**

*2.28m x 1.82m (7'5" x 5'11")*

Green three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, partially tiled walls, UPVC double glazed window and radiator.

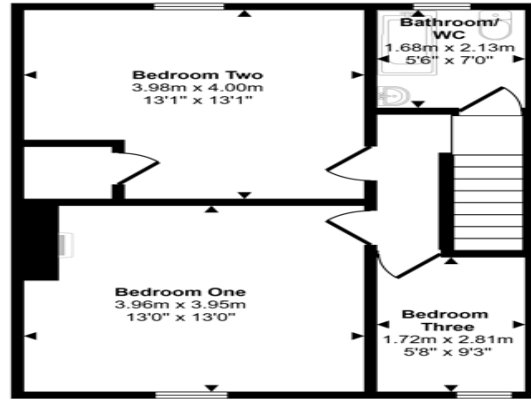
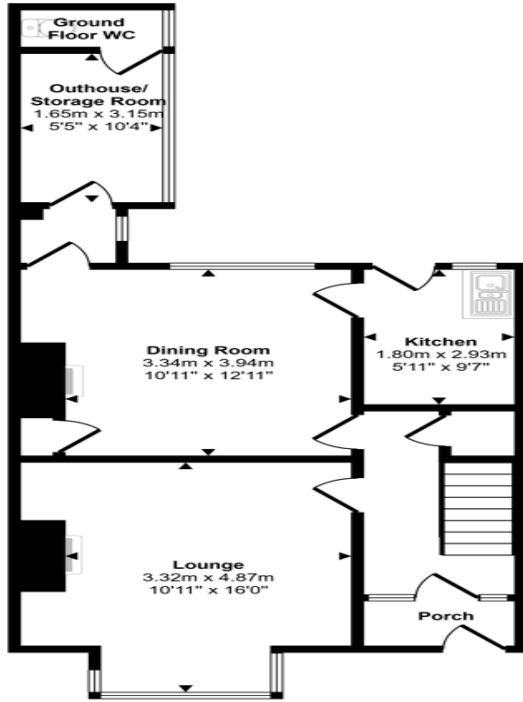


## Rear Yard

Private west facing rear yard mainly paved with walled boundaries incorporating up and over garage door leading to the rear lane.



Approx Gross Internal Area  
103 sq m / 1107 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Sunningdale Avenue, Walkerdene, Newcastle upon Tyne, Tyne and Wear, NE6 4DP

Contact your local branch today for more information on this property:

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<https://www.simply-residential.co.uk/>

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