

Reeds Rains

The Estate Agent

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Thorne Avenue, Wardley, Gateshead, Tyne And Wear

Offers in the region of £109,950

Hebburn
18-20 St Johns Precinct , Hebburn , NE31 1LQ
0191 483 2606 Hebburn@reedsrains.co.uk



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Thorne Avenue, Wardley, Gateshead, Tyne And Wear

An immaculate two bedroom semi detached house set in generous gardens and close to local amenities including transport links, schools and local shops. This ideal home is suitable for the first time buyer/young family and has a gas 'combi' central heating system and double glazing with an internal inspection revealing:- lounge with laminate flooring, modern fitted kitchen, separate dining room with patio doors to rear garden, study/utility room, modern white bathroom suite and downstairs cloakroom/w.c. and two double size bedrooms. An early viewing is recommended to avoid disappointment.

Hip Available

Entrance Hall

laminated flooring, under stairs storage cupboard, double radiator

Lounge 3.65m x 3.57m (12'0" x 11'9")

feature fire surround with electric fire inset, single radiator, laminate flooring

Kitchen 2.62m x 3.37m (8'7" x 11'1")

modern fitted wall and floor units with contrasting work surface, one and a half bowl stainless steel sink unit and single drainer, integrated dish washer, plumbed for automatic washing machine, space for fridge/freezer, double radiator, part tiled walls, laminate flooring

Dining Room 2.88m x 2.68m (9'6" x 8'9")

single radiator, laminate flooring, patio doors to rear garden

Study/Utility Room 1.96m x 2.09m (6'5" x 6'10")

laminated flooring

Downstairs Cloaks/W.c.

First Floor Landing

storage cupboard housing wall mounted combination central heating boiler

Bedroom 1 4.59m x 3.24m (to widest point) (15'1" x 10'8" (to widest point))

laminated flooring, double radiator, storage cupboard

Bedroom 2 3.17m x 3.05m (10'5" x 10'0")

single radiator, laminate flooring

Bathroom

modern white suite comprising:- low level w.c., pedestal hand wash basin, panelled bath and shower over, double radiator, laminate flooring

Front Garden
lawn

Rear Garden
lawn, wooden shed

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office.

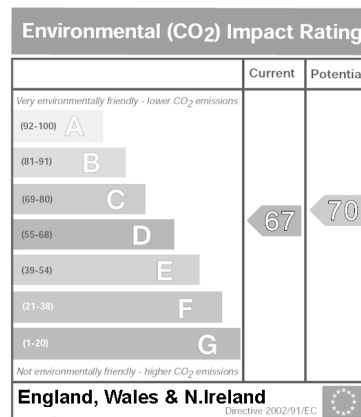
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

All Measurements

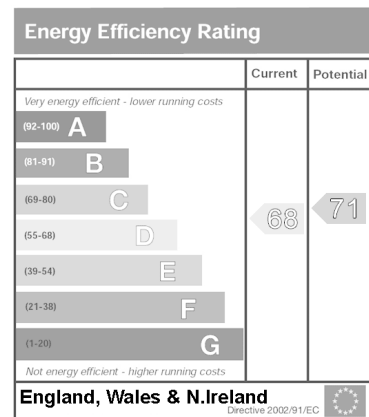
All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide emissions. The higher the rating the less impact it has on the environment.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



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