



Ferndale Avenue, Wallsend  
**£180,000**

**JACK  
HARRISON  
ESTATES**

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A FANTASTIC 3 BEDROOM MID TERRACE PERIOD PROPERTY SITUATED WITHIN CLOSE PROXIMITY OF SEVERAL LOCAL AMENITIES INCLUDING SCHOOLS, SHOPS AND TRANSPORT LINKS.

The deceptively generous accommodation comprises: Entrance hall, lounge/dining room, kitchen, utility room and ground floor shower room/WC. To the first floor there are 3 good size bedrooms and a family bathroom/WC. Additional benefits include gas central heating and double glazing. Externally, there is a gravelled town garden to the front and a turfed yard to the rear.

Entrance hall: Entrance door, carpet and staircase to first floor.

Shower room/WC: Double glazed window, low level WC, step in shower cubicle with rainfall shower, pedestal wash hand basin, heated towel rail and spotlights.

Lounge/dining room: 29'6 x 12'3 into alcoves: Double glazed bay window to the front, alcoves, understairs cupboard, electric fire, telephone point, television point, single and double radiator and carpet.

Kitchen: 15'2 x 8'3: Fitted with a range of wall and base units, work surfaces, single bowl sink unit, built in electric oven, built in gas hob, extractor hood, integrated dishwasher, spotlights, tiled floor, television point, radiator, double glazed window to the side and double glazed door to the rear.

Utility: Wall and base units, work surfaces, sink unit, space for washing machine, vent for dryer, tiled floor.

First floor landing: Carpet and access to the roof space via loft ladder.

Bedroom 1: 12'6 x 9'2: Double glazed window to the front, television point, carpet and radiator.

Bedroom 2: 13'3 x 9'5: Double glazed window to the rear, television point, carpet and radiator.

Loft room: 12'2 x 14'6: Velux window and carpet.

Bathroom: White 3 piece suite comprising a panelled bath with rainfall shower over, pedestal hand basin and low level WC. Part tiled walls, tiled floor, heated towel rail, spotlights and extractor fan.

Front garden: Mainly gravelled.

Rear garden: Laid mainly with artificial turf.

