



Lauderdale Avenue | Wallsend | NE28 9HU
£185,000

This impressive two-bedroom semi-detached home offers significantly more space than its traditional exterior first suggests. Beautifully presented throughout and ready to move straight into, the property combines generous living accommodation with a superb West-facing Garden and extensive off-street parking. To the front, a spacious bay-fronted living room provides an inviting reception space, finished in neutral tones and enjoying excellent natural light. To the rear lies the standout feature of the property, a superb open-plan dining kitchen. Designed as the heart of the home, this impressive space incorporates contemporary grey cabinetry, extensive worktop space, a central island with breakfast seating, dedicated dining space and French doors opening directly onto the rear garden. Large windows and the west-facing aspect ensure the room is flooded with natural light throughout the day and into the evening. Formerly the garage, a substantial conversion now provides a highly versatile additional room currently utilised as a study and utility area. Equally suited as a home office, playroom, hobby room or gym, this valuable space significantly enhances the flexibility of the accommodation. To the first floor, the principal bedroom is an excellent double room with fitted wardrobes and ample space for additional furniture. The second bedroom is another well-proportioned room, ideal as a child's bedroom, guest room or home office. Completing the accommodation is a stylish fully tiled family bathroom fitted with a modern suite and shower over the bath. Externally, the property continues to impress. A large resin driveway provides parking for multiple vehicles and benefits from an EV charging point. To the rear, the west-facing garden has been designed for ease of maintenance and enjoyment, incorporating a decked seating area making it an excellent space for entertaining, relaxing and enjoying the afternoon and evening sun. Situated within a popular residential area close to local amenities, schools and transport links, this is a superb opportunity to acquire a significantly upgraded home offering both style and practicality in equal measure.



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Semi-Detached Home

Impressive Open-Plan Dining Kitchen

Generous West-Facing Rear Garden

Garage Conversion Providing Study/Utility Room

Two Well-Proportioned Bedrooms

Modern Fully Tiled Bathroom

Resin Driveway for Multiple Vehicles

Bay Fronted Living Room

For any more information regarding the property please contact us today

ENTRANCE PORCH: Front entrance door, double glazed windows, door to:

LANDING: Double glazed window, loft access hatch, door to:

HALLWAY: Stained glass window, radiator, door to:

BEDROOM ONE 12'05" x 11'10" (3.78m x 3.61m)
Plus recess cupboard: Double glazed window, radiator.

LIVING ROOM 10'07" x 11'05" (3.23m x 3.48m):
Double glazed bay window, radiator.

BEDROOM TWO 10'02" x 8'05" (3.10m x 2.57m):
Double glazed window, radiator.

OPEN PLAN DINING KITCHEN 10'07" x 24'04" (3.23m x 7.42m): Double glazed windows, Double glazed French doors to rear garden, contemporary fitted wall and base units, central peninsula with breakfast bar seating, integrated oven, induction hob with cooker hood, sink unit, dining area, radiator, door to:

BATHROOM 5'05" x 7'02" (1.65m x 2.18m): Fully tiled walls and floor, panelled bath with shower over, wash hand basin set within vanity unit, low level WC, radiator, double glazed window.

STUDY / UTILITY ROOM (GARAGE CONVERSION) 14'11" x 6'05" (4.55m x 1.96m) Plus recess cupboard: Double glazed window, fitted utility area with appliance space and plumbing for washing machine, radiator.

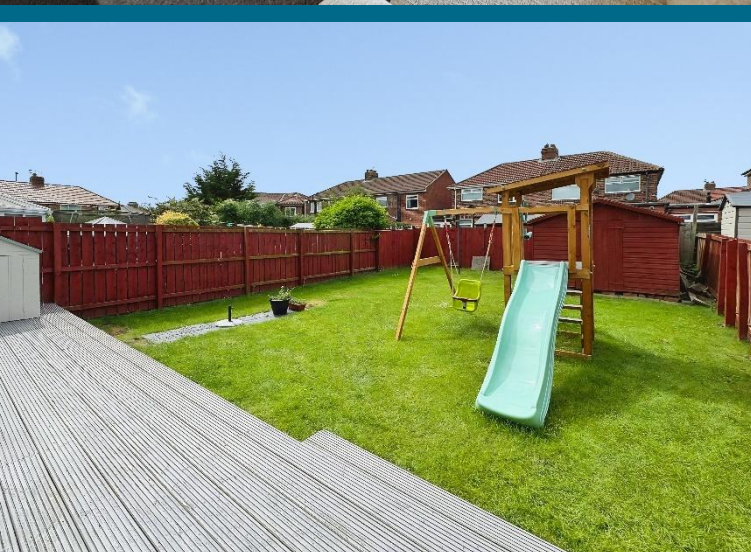
EXTERNALLY: Large resin driveway providing off-street parking for multiple vehicles and EV charging point. West-facing rear garden with decked seating area, lawn and fenced boundaries.

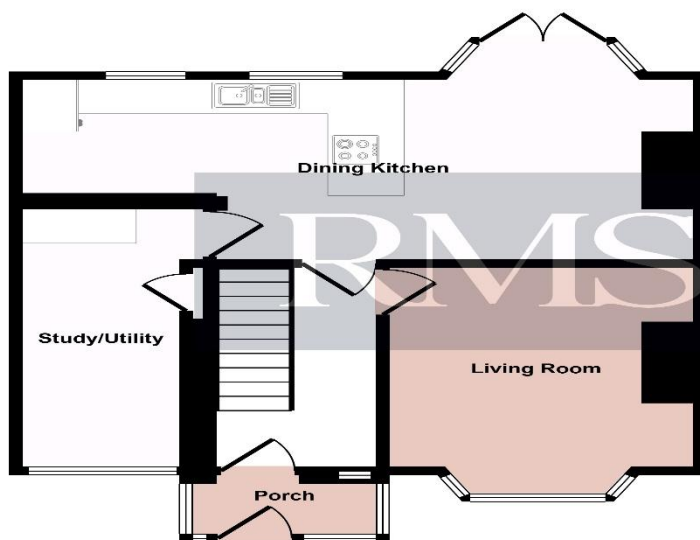
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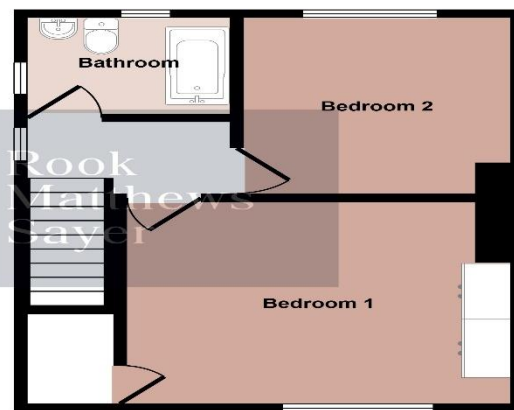
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Ground Floor



First Floor

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: C

WB3844.TJ.DB.08/06/2026 V.1

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