



3 Bedrooms

Perfect Location! Jill Moore Sales & Lettings are thrilled to welcome this spacious three bedroom semi-detached property in the highly popular and quiet area of HellVellyn Ave, to the sales market. Complete with private driveway and detached garage, enclosed rear garden and three good-sized bedrooms, this property combines spacious family living with a great location. Early viewing is a must!

35 Hellvellyn Avenue, Lambton, Washington, Tyne & Wear, NE38 0QL

Asking Price:

£185,000

EPC Rating: D



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Entrance Hall Enter through uPVC double glazed door into porch area with neutral walls and laminate flooring which leads into the open plan dining space.

Dining Room 11'10" x 9'10" (3.6m x 3m). The dining space offers double glazed window, dado rail, radiator, laminate flooring, carpeted stairs to first floor landing.

Lounge 18'1" x 10'2" (5.5m x 3.1m). The spacious lounge is complete with double glazed window, two radiators, dado rail, electric feature fire with surround, carpet flooring, television and telephone point, double glazed French doors leading to conservatory.



For additional information and full photo gallery please visit

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Conservatory 10'10" x 10'2" (3.3m x 3.1m). Fully double glazed, French doors leading to rear garden, laminate flooring.

Kitchen 12'2" x 7'10" (3.7m x 2.4m). Double glazed window, radiator, fitted wall and base units, roll top work surfaces, integrated gas hob with extractor hood, integrated electric oven, one and a half sink unit with mixer tap, tiled walls, tiled flooring, double glazed door leading to rear garden.

Landing Carpet flooring, storage cupboard.

Bedroom 1 12'2" x 8'10" (3.7m x 2.7m). Double glazed window, radiator, coving, fitted wardrobes and cupboards, carpet flooring.

Bedroom 2 10'6" x 9'2" (3.2m x 2.8m). Double glazed window, radiator, coving, fitted wardrobes, carpet flooring.

Bedroom 3 7'7" x 6'11" (2.3m x 2.1m). Double glazed window, radiator, fitted wardrobe, carpet flooring.

Shower Room Double glazed window, feature towel radiator, shower cubicle, wash hand basin in storage unit, fully clad walls, vinyl flooring.

W/C Double glazed window, radiator, low level WC, carpet flooring.

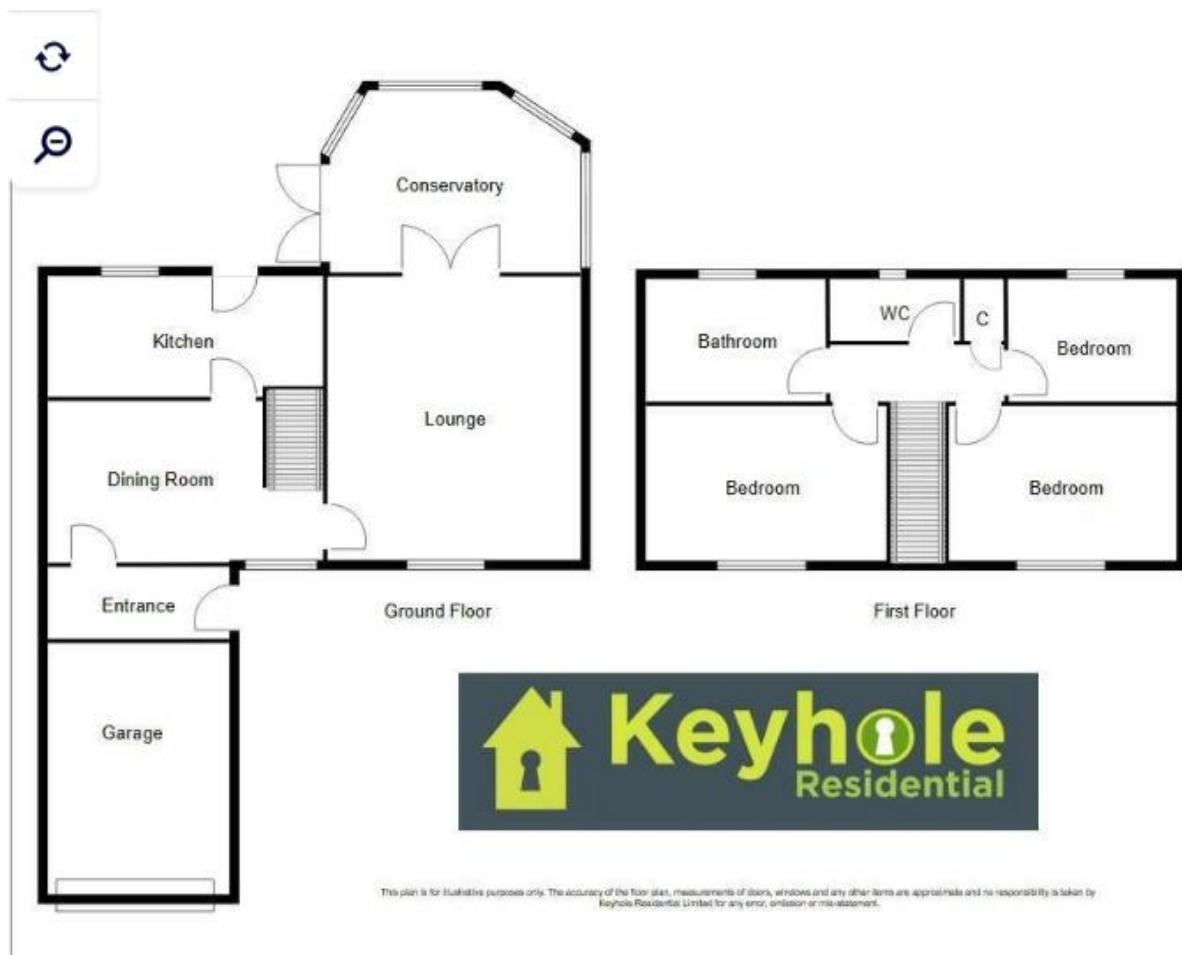
External To the rear, an enclosed private garden complete with

Location Settled in the popular village of Lambton, the property is also within a five minute walk to the well respected Lambton Primary School and has both Holley Park and Princess Anne Park on the doorstep which offer great walking and cycle routes. The property benefits from being close to transport links and local amenities, with great access to the A1 and A1231 and the Galleries Shopping Centre which is within walking distance.

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Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. **MORTGAGE ADVICE** It is now a legal requirement under the Estate Agents Act 1991, to establish what mortgage, if any, is required and to confirm the applicants ability to obtain this finance. If you need any help or advice over obtaining a mortgage, our





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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