



31 Northmoor Road Walkergate, Newcastle, NE6 4RY

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

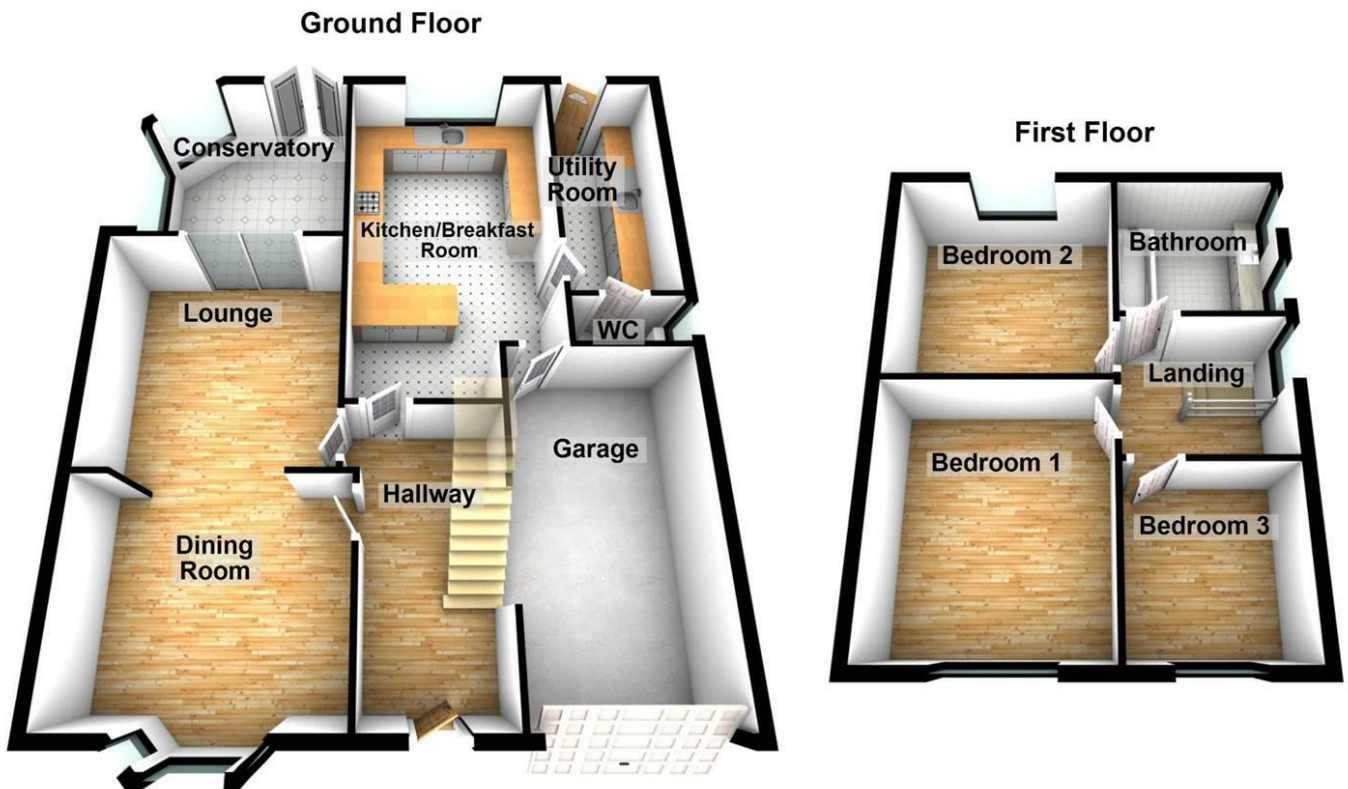
**GUIDE PRICE £250 000 - £260 000 ** THREE BEDROOM SEMI DETACHED HOUSE ** EXTENDED TO REAR ** STUNNING MODERN KITCHEN
** UTILITY ROOM & DOWNSTAIRS WC ** TWO RECEPTION ROOMS & CONSERVATORY ** BEAUTIFULLY PRESENTED & READY TO MOVE INTO ** GARAGE & OFF STREET PARKING ** GOOD SIZE GARDEN TO REAR ** POPULAR LOCATION CLOSE TO SHOPS, SCHOOLS AND METRO STATION ** FREEHOLD **
COUNCIL TAX BAND B **ENERGY RATING D ****

Guide Price £250,000





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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