



61 Appletree Gardens

Walkerville, Newcastle Upon Tyne, NE6 4PB

THREE BEDROOM SEMI DETACHED HOUSE ** UTILITY & DOWNSTAIRS WC ** LOUNGE & DINING ROOM **

SUPERB PRIVATE GARDEN TO REAR WITH OPEN ASPECT ** OFF STREET PARKING FOR TWO VEHICLES **

STORAGE ** BEAUTIFULLY PRESENTED ** SOUGHT AFTER LOCATION IN WALKING DISTANCE TO METRO **

FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Offers Over £275,000

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- Three Bedroom Semi Detached House
- Off Street Parking For Two Vehicles
- Freehold
- Lounge & Dining Room
- Utility & Downstairs WC
- Council Tax Band C
- Lovely Private Garden To Rear
- Sought After Location
- Energy Rating C

Porch

Hallway

Lounge

13'2" x 10'11" + bay (4.03 x 3.33 + bay)

Dining Room

13'2" x 12'7" (4.02 x 3.84)

Kitchen

15'1" x 8'3" (4.61 x 2.53)

Utility

7'6" x 4'6" (2.29 x 1.39)

WC

4'9" x 2'7" (1.46 x 0.79)

Landing

Bedroom 1

13'0" x 12'4" (3.98 x 3.76)

Bedroom 2

12'4" x 11'6" (3.77 x 3.53)

Bedroom 3

9'8" x 6'10" (2.96 x 2.10)

Bathroom

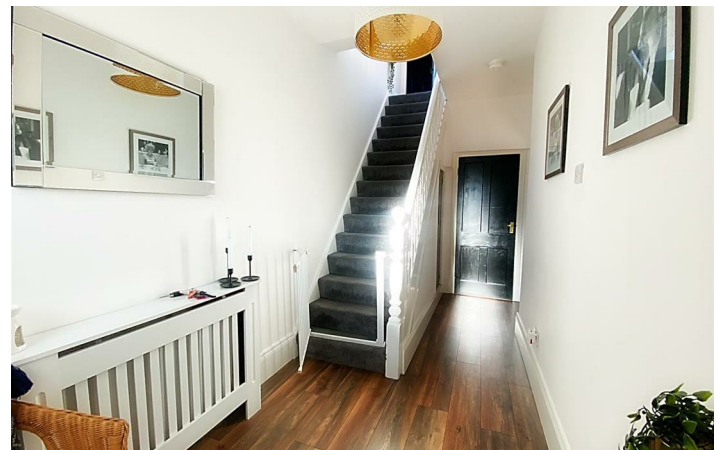
7'3" x 6'0" (2.22 x 1.85)

External

Broadband

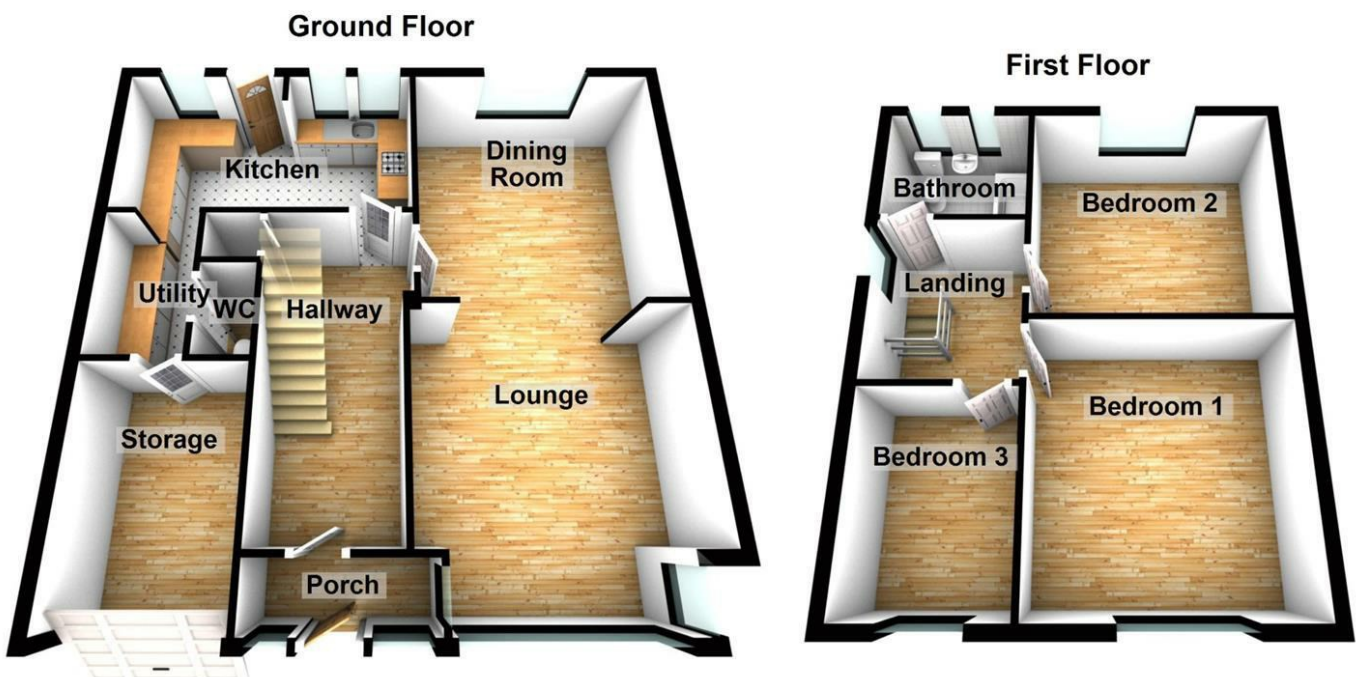


Directions





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			82
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	