



24 Whinneyfield Road Walkergate, Newcastle Upon Tyne, NE6 4HX

** 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 **

** THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **

TWO RECEPTION ROOMS ** MODERN REFITTED BATHROOM ** GOOD SIZE REAR GARDEN **

UTILITY AREA ** GARAGE & OFF STREET PARKING ** CLOSE TO LOCAL AMENITIES **

FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING D **

Offers Around £195,000

24 Whinneyfield Road

Walkergate, Newcastle Upon Tyne, NE6 4HX



- Three Bedroom Semi Detached House
- Bathroom With Four Piece Suite
- Freehold
- Beautifully Presented Throughout
- Conservatory & Utility Area
- Council Tax Band B
- Two Reception Rooms
- Garage & Off Street Parking
- Energy Rating D

Hallway

Lounge

13'5" x 9'9" + bay (4.11 x 2.99 + bay)

Dining Room

12'11" x 11'9" (3.96 x 3.59)

Conservatory

10'2" x 7'6" (3.11 x 2.31)

Kitchen

9'6" x 7'8" (2.91 x 2.36)

Utility Area

8'0" x 7'4" (2.44 x 2.24)

Landing

Bedroom 1

11'10" x 11'6" (3.63 x 3.52)

Bedroom 2

11'5" into robe x 10'11" (3.50 into robe x 3.35)

Bedroom 3

8'7" x 8'3" (2.63 x 2.52)

Bathroom

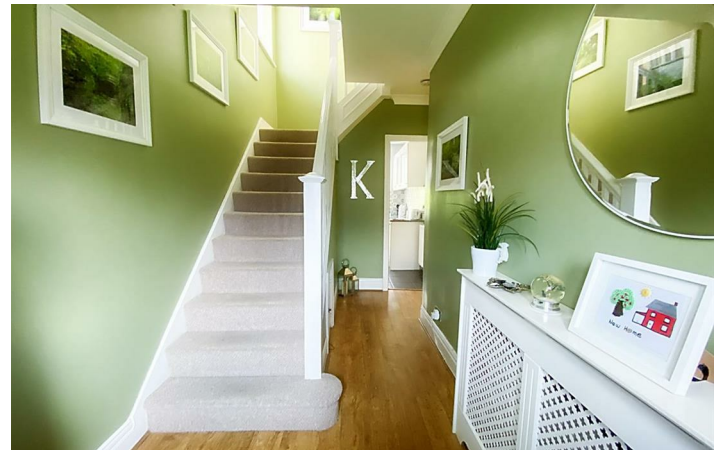
8'2" x 7'8" (2.49 x 2.35)

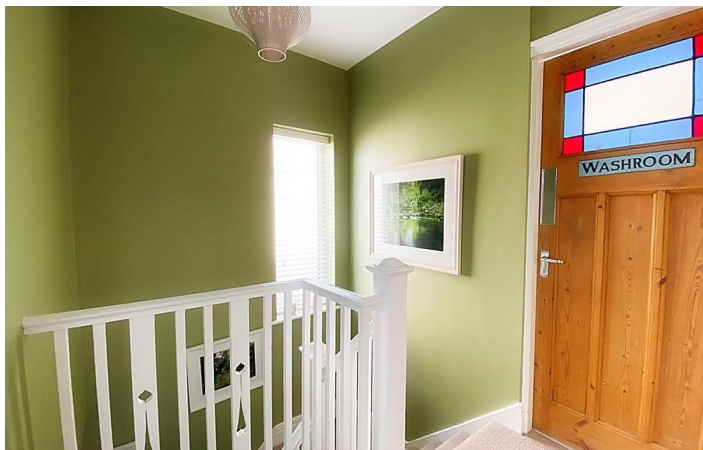
External

Boradband



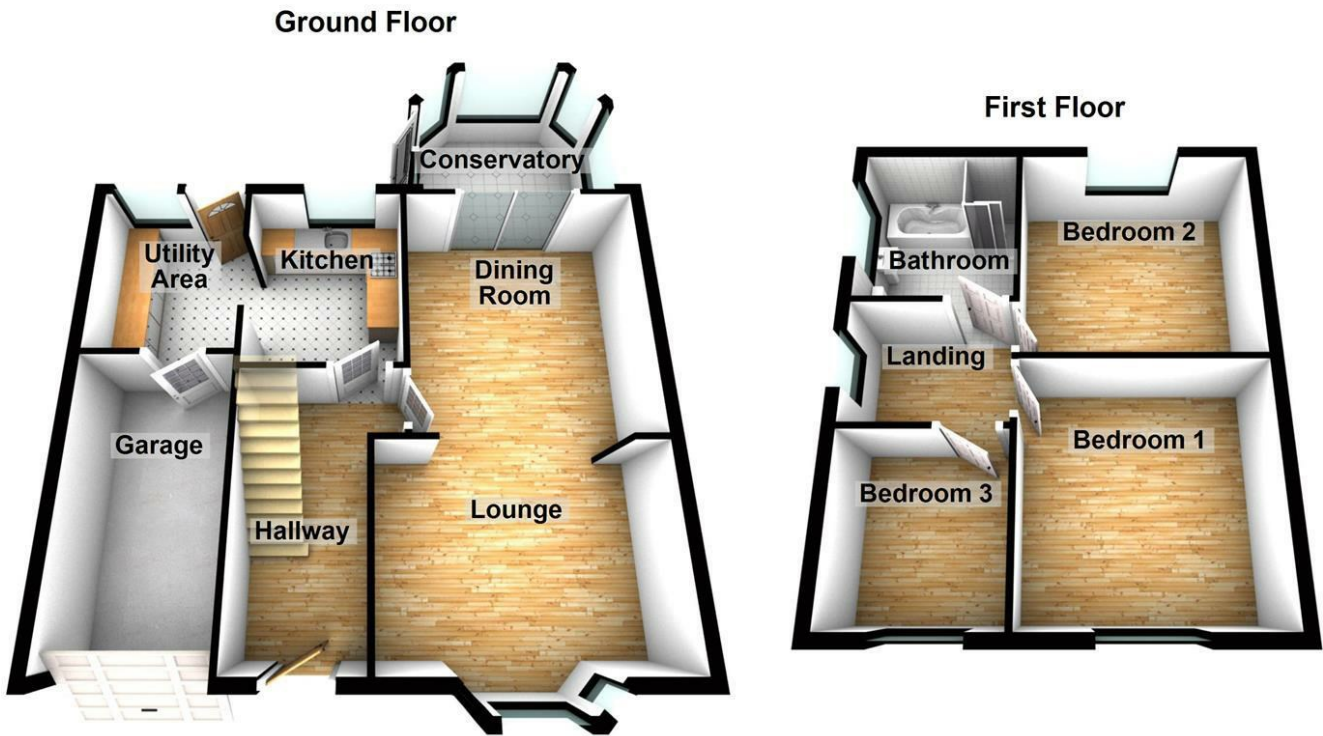
Directions







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.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	83