



## 70 Monkchester Road Walker, Newcastle Upon Tyne, NE6 2TU

\*\* TWO BEDROOM MID TERRACE HOUSE \*\* FREEHOLD \*\* CHAIN FREE \*\* REQUIRES UPDATING \*\*

\*\* LOVELY REAR GARDEN \*\* DOWNSTAIRS W/C WITH UPSTAIRS WETROOM \*\*

\*\* SPACIOUS KITCHEN DINER \*\* IDEAL STARTER HOME \*\* CLOSE TO AMENITIES \*\*

\*\* EXCELLENT ROAD LINKS \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\*

Offers Over £100,000

# 70 Monkchester Road

Walker, Newcastle Upon Tyne, NE6 2TU



- Two Bedroom Mid Terrace House
- Off Street Parking
- Lovely Rear Garden
- Freehold
- Ideal First Buy
- Council Tax Band A
- Chain Free
- Requires Updating
- EPC Rating C

## Entrance

Double glazed door leading to..

## Lounge

13'5" x 12'10" (4.11 x 3.92)

Double glazed bay window, coving to ceiling, ceiling rose, fire surround, radiator.

## Kitchen Diner

16'4" x 5'10" (4.99 x 1.80)

Double glazed window, radiator, wall and floor units with work tops over, sink, breakfast bar, tiling to walls and floor, glazed door to rear garden.

## W/C

Toilet, wash hand basin.

## Bedroom 1

12'11" x 9'10" (3.96 x 3.01)

Double glazed window, coving to ceiling, picture rail, sliding door wardrobes, radiator.

## Bedroom 2

9'8" x 9'8" (2.96 x 2.95)

Double glazed window, dado rail, wood effect flooring, radiator.

## Walk In Shower

6'2" x 6'1" (1.90 x 1.87)

Double glazed window, toilet, wash hand basin, tiling to walls, radiator.

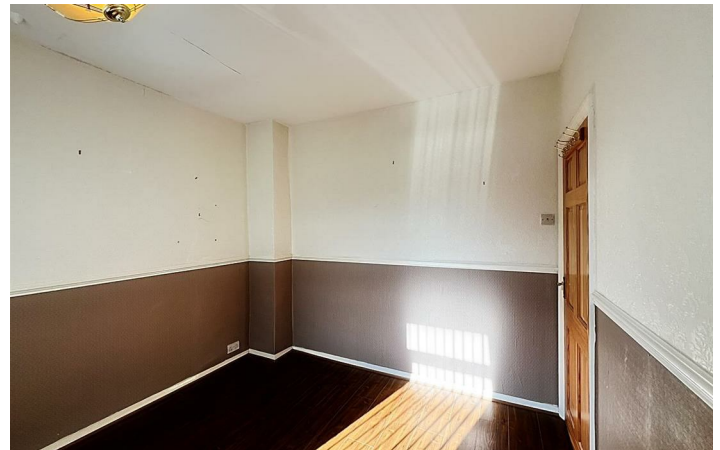
## External

To the front off street parking, to the rear a garden with mature bushes and sheds.

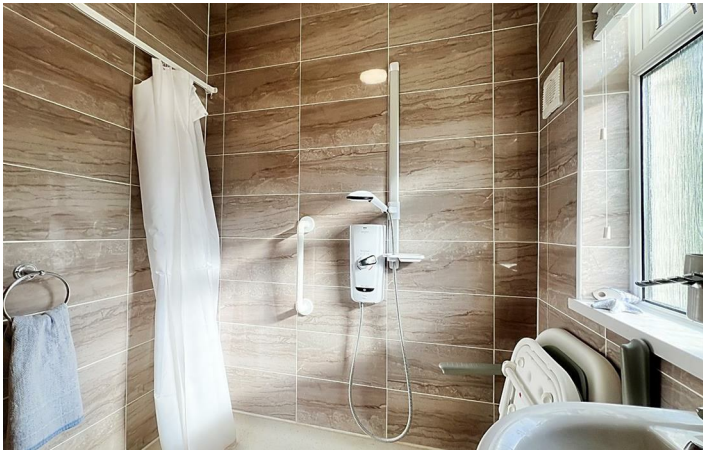
## Broadband

<https://www.openreach.com/fibre-checker/my-products>



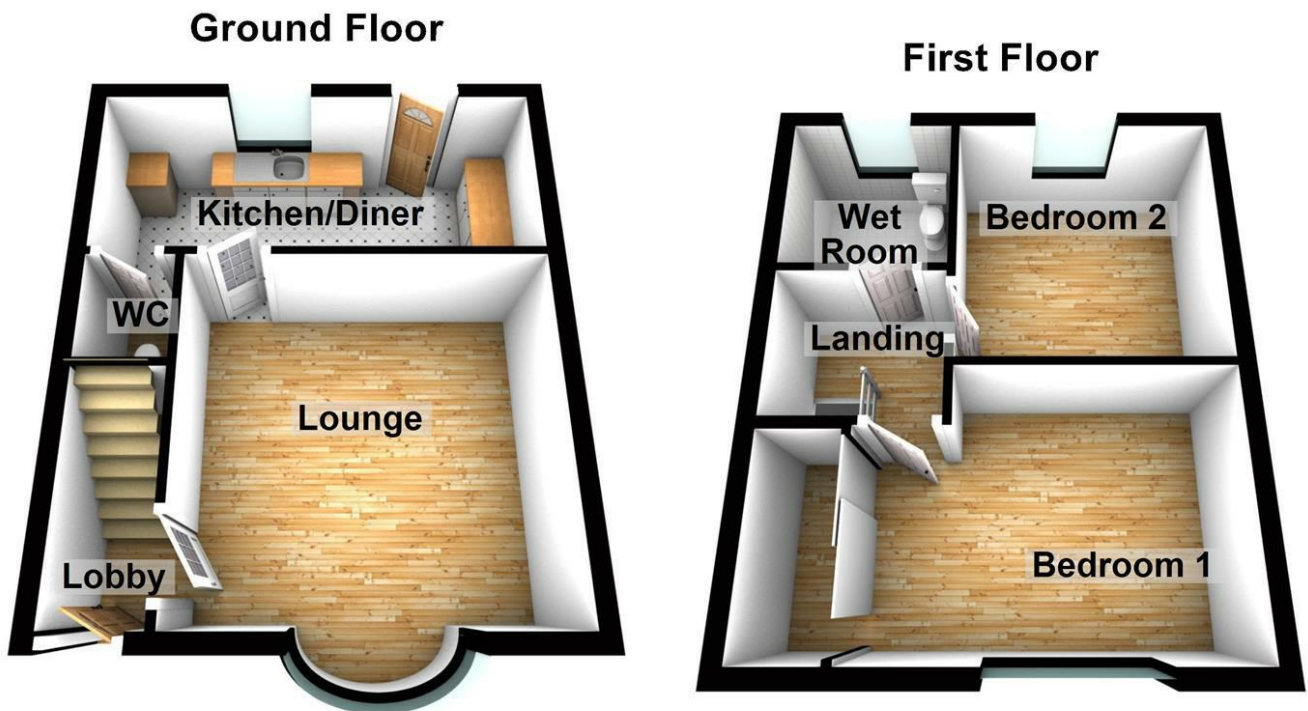








## Floor Plan



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			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	