



## 76 Lawson Close Walker, Newcastle Upon Tyne, NE6 2US

\*\* 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 \*\* FREEHOLD \*\*

\*\* SPACIOUS LOUNGE \*\* RECENTLY REFITTED BATHROOM AND MASTER BEDROOM ENSUITE \*\*

\*\* IDEAL FAMILY HOME \*\* OFF STREET PARKING FOR TWO VEHICLES \*\* EV CHARGING STATION \*\*

Offers Over £195,000



- Three Bedroom Semi Detached House
- Off Street Parking

• Excellent Transport Links  
**The Property Comprises**

#### Entrance

Glazed door into Hallway - radiator and wood effect flooring.

#### Cloakroom

6'6" x 2'11" (1.97 x 0.90)

Double glazed window, radiator and fitted with a two piece suite.

#### Living Room

12'1" x 15'0" (3.68 x 4.57)

Double glazed french doors to the rear garden, radiator. Under stairs storage cupboard.

#### Kitchen

15'1" x 8'5" (4.61 x 2.56)

Double glazed window, radiator. Fitted with a comprehensive range of floor and wall units, counters and sink, integrated oven and hob.

#### Stairs to First Floor

Landing leading to...

#### Bedroom 1

10'9" x 11'3" (3.27 x 3.42)

Double glazed window, radiator and access to an en-suite shower room.

#### En-Suite Shower Room

8'5" x 3'5" (2.56 x 1.05)

Part tiled walls, radiator, and fitted with a three piece suite including a shower cubicle.

- Freehold

- EV Home Charger

• Council Tax Band B  
**Bedroom 2**

10'4" x 8'2" (3.16 x 2.49)

Double glazed window, and radiator.

#### Bedroom 3

9'2" x 6'7" (2.80 x 2.00)

Double glazed window, and radiator.

#### Bathroom

5'10" x 4'11" (1.78 x 1.50)

Double glazed window, and radiator. Part tiled walls and fitted with a three piece suite and a shower over the bath.

#### Gardens

There is an enclosed fenced garden to the rear. To the front off street parking for two vehicles with an EV Home Charger. There are several visitor parking bays at the front too.

#### Broadband

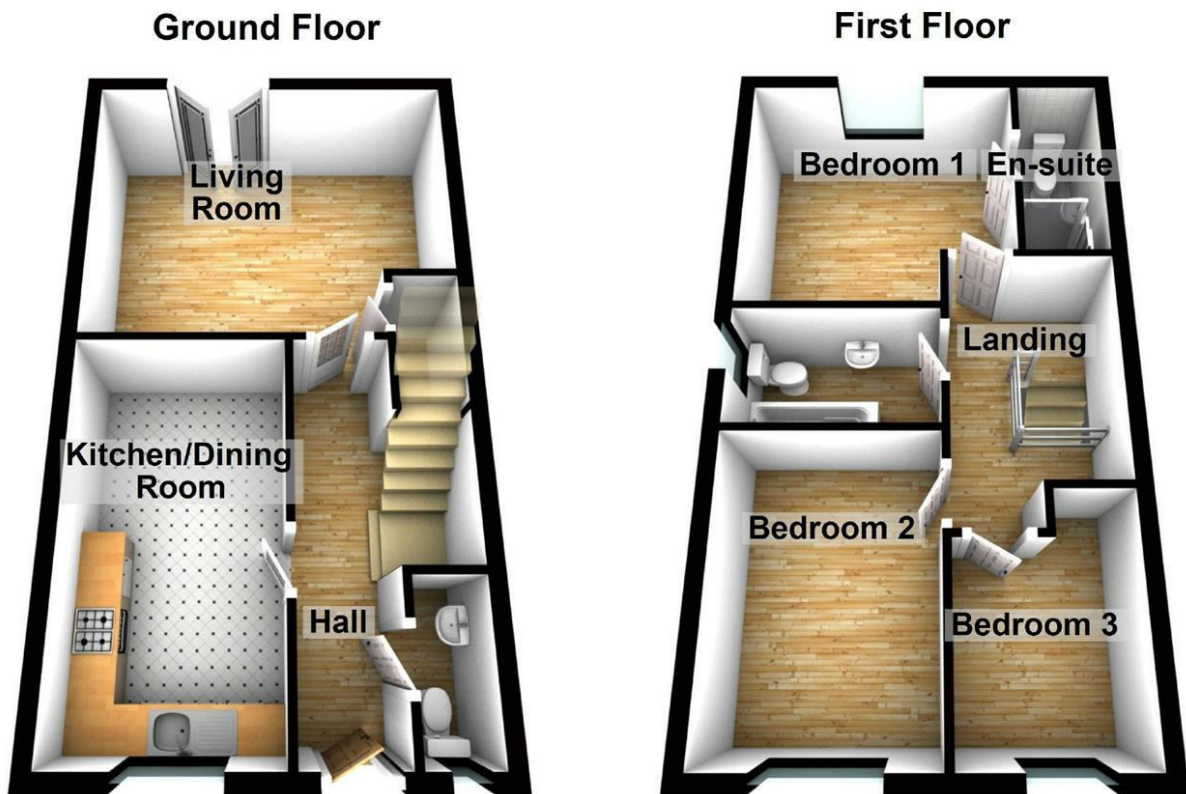
<https://www.openreach.com/fibre-checker/my-products>

- Refitted Master Bedroom En-suite & Family Bathroom
- Close To Schools & Local Amenities
- EPC Rating B





## 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			96
(81-91) B		84	
(69-80) C			
(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	