

7 Poplar Avenue

Walkerville, Newcastle Upon Tyne, NE6 4PN

** 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 **

** STUNNING THREE BEDROOM SEMI DETACHED HOUSE ** SOUGHT AFTER AREA ** FREEHOLD **

** MODERN REFITTED KITCHEN ** LOVELY SOUTH FACING REAR GARDEN WITH SOCIAL AREAS **

** OFF STREET PARKING & GARAGE ** CLOSE TO AMENITIES ** EXCELLENT ROAD LINKS **

** SOLAR PANELS - OWNED ** IDEAL FAMILY HOME ** COUNCIL TAX BAND C ** EPC RATING B **

Offers Around £275,000



- Stunning Three Bedroom Semi Detached House
- Freehold

- Owned Solar Panels

Entrance

Double glazed composite door leading to inner porch.

Hallway

Stairs to first floor landing, double glazed window, wood floor.

Lounge

13'0" x 12'8" (3.97 x 3.87)

Double glazed bay window, wood flooring, log burner, coving to ceiling, radiator.

Dining Room

13'10" x 11'3" (4.22 x 3.44)

Glazed wooden door to garden room, wood floor, living flame fire, radiator.

Garden Room

17'3" x 9'2" (5.26 x 2.81)

Double glazed door to rear garden, wood effect floor, skylight windows, radiator.

Kitchen

15'10" x 11'9" (4.83 x 3.59)

Fitted with a range of wall and floor units with counters over, sink, centre island with hob, integrated oven, ceiling spot lights.

- Lovely South Facing Rear Garden With Social Areas
- Off Street Parking & Garage

- Council Tax Band C

Bedroom 1

13'2" x 12'8" max (4.02 x 3.88 max)

Double glazed window, sliding door wardrobes, radiator.

Bedroom 2

14'1" x 11'9" (4.31 x 3.59)

Double glazed window, radiator, cupboard.

Bedroom 3

10'10" x 9'4" (3.32 x 2.86)

Double glazed window, radiator, cupboard, dado rail.

Bathroom

10'7" x 6'3" (3.25 x 1.92)

Double glazed window, Victorian style radiator, freestanding bath, shower cubicle with electric shower over, wash hand basin, tiling to walls, wood flooring.

Separate W/C

5'10" x 2'11" (1.80 x 0.90)

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

External

To the rear a South facing low maintenance garden with artificial grass and social areas, to the front off street parking for two vehicles.

- Refitted Modern Kitchen & Bathroom

- Excellent Family Home In Sought After Area

- EPC Rating B

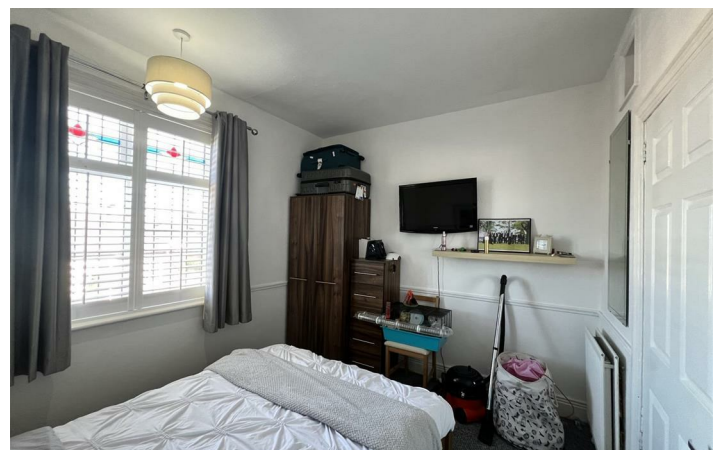
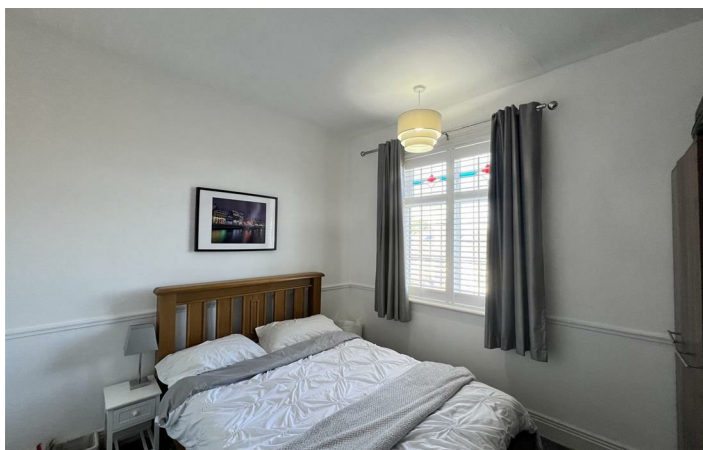
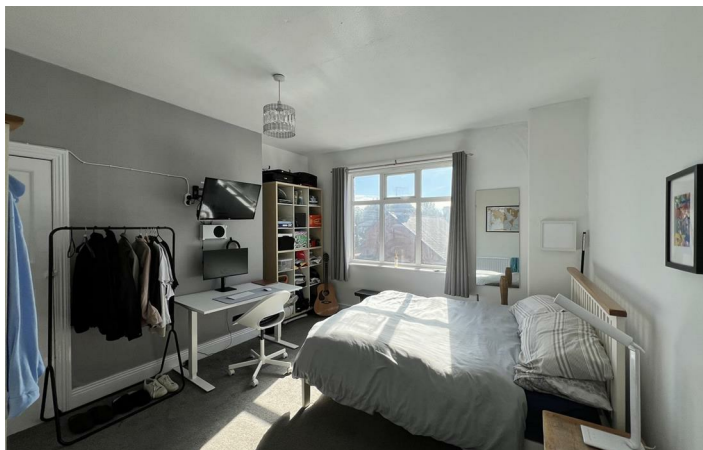
Garage

Attached garage with rear access door to garden.

Broadband

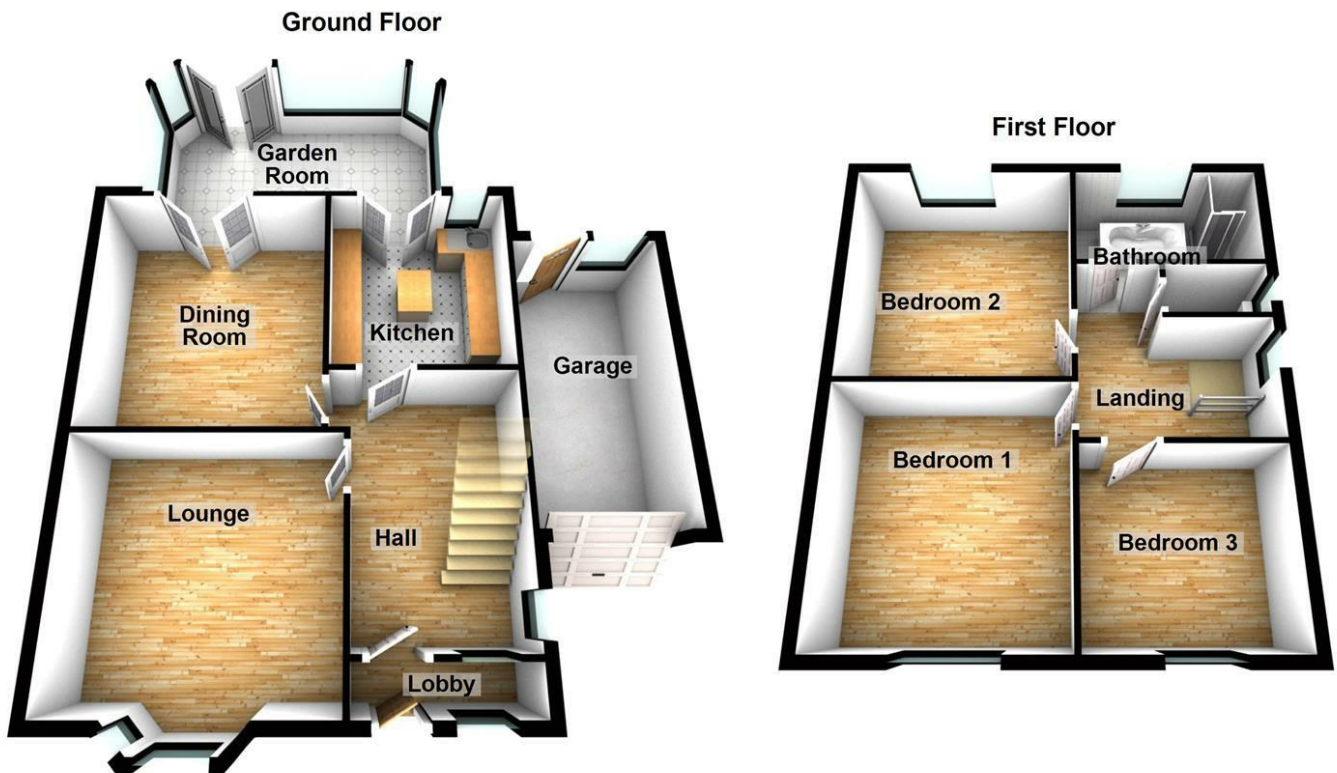
<https://www.openreach.com/fibre-checker/my-products>







Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	88
(69-80) C			
(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	