

## 21 Weardale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4LD

\*\* THREE BEDROOM MID TERRACED HOUSE \*\* SPACIOUS DINER \*\* OFF STREET PARKING \*\*

\*\* GOOD SIZED BEDROOMS \*\* POPULAR LOCATION \*\* CLOSE TO SCHOOLS \*\*

\*\* IDEAL FIRST BUY OR FAMILY HOME \*\* EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS \*\*

\*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* EPC RATING C \*\*

Offers Over £140,000



- Three Bedroom Mid Terrace House • Freehold
- Off Street Parking
- Excellent Road & Public Transport Links
- Ideal Family Home Or First Time Buy
- Council Tax Band A
- Lounge With Separate Diner
- Close To Schools
- EPC Rating C

#### Entrance

Double glazed entrance door leading to...

#### Lounge

12'2" x 12'0" (3.72 x 3.66 )

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

#### Diner

14'11" x 12'1" (4.55 x 3.69)

Double glazed window, radiator, glazed door to kitchen.

#### Kitchen

17'11" max x 5'8" (5.47 max x 1.74)

Double glazed window, wall and floor units with work tops over, sink, integrated oven and hob, extractor hood, tiling to walls and floor, radiator, glazed door to rear private yard.

#### Store

Store with external access door in rear yard.

#### Stairs To First Floor Landing

Stairs leading to first floor landing which has large cupboard space over the stairs.

#### Bedroom 1

13'10" x 9'3" (4.24 x 2.82)

Double glazed window, coving to ceiling, radiator.

#### Bedroom 2

13'11" x 7'5" (4.25 x 2.28)

Double glazed window, coving to ceiling, radiator.

#### Bedroom 3

10'10" x 6'5" (3.31 x 1.97)

Double glazed window, coving to ceiling, radiator.

#### Bathroom

6'2" x 5'8" (1.88 x 1.73)

Double glazed window, toilet, wash hand basin, P shaped bath with electric shower over, ceiling spot lights, modern cladding to walls and ceiling.

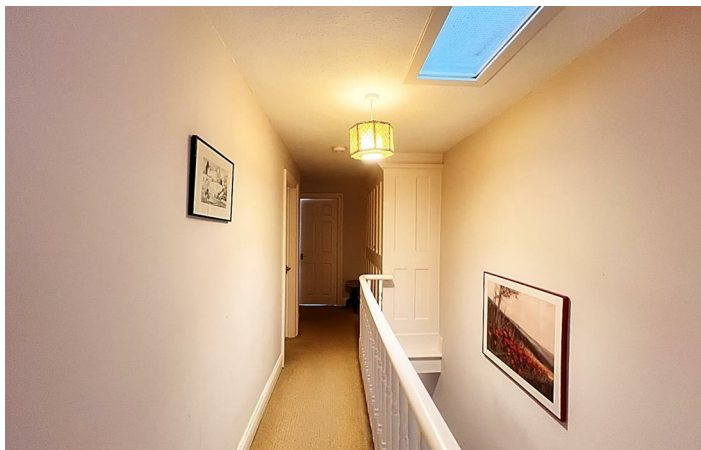
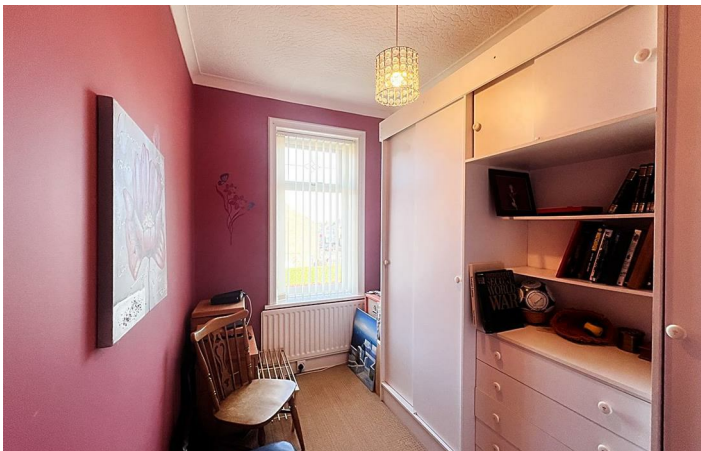
#### External

Private garden at the front with a private yard to the rear offering off street parking.

#### 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			
(81-91) B			
(69-80) C		71	85
(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	