



32 Coquettale Avenue Walkerdene, Newcastle Upon Tyne, NE6 4LP

** 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 ** FULLY REFURBISHED TO A VERY HIGH STANDARD **

** DOWNSTAIRS SHOWER ROOM ** REFITTED SPACIOUS MODERN KITCHEN DINER **

** MODERN BATHROOM ** LOW MAINTENANCE SOUTH FACING GARDEN TO REAR **

Offers Around £200,000



- Three Bedroom Dormer Bungalow
- Freehold & Chain Free
- Southerly Aspect Rear Decked Area
- Rarely Available At This Level Of Specification
- Ideal Family Home
- Spacious Kitchen Diner
- Downstairs Shower Room
- Council Tax Band A
- EPC Rating D

Entrance

Double glazed composite door into kitchen diner.

Bedroom 3

12'4" x 9'0" (3.76 x 2.76)
Double glazed window, radiator.

Lounge

13'2" x 10'4" (4.02 x 3.16)
Double glazed bay window, radiator.

Family Bathroom

6'10" x 6'5" (2.10 x 1.96)
Double glazed window, ladder radiator, toilet, wash hand basin with storage, bath with bath shower above, tiling to walls, wood effect flooring.

Kitchen Diner

22'3" x 18'3" (6.80 x 5.58)
Double glazed window, wall and floor units with counters over, sink, electric ovens, island with electric hob, wood effect flooring, double glazed multipoint rear doors to garden, skylight windows, ceiling spot lights, radiators.

External

To the front off street parking for two vehicles, to the rear a low maintenance Southerly facing decked area with Venetian style slatted perimeter fencing.

Downstairs Shower Room

7'0" x 4'7" (2.14 x 1.40)
Double glazed window, toilet, wash hand basin with storage, walk in shower cubicle, radiator, tiling to walls.

Broadband

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

Bedroom 1

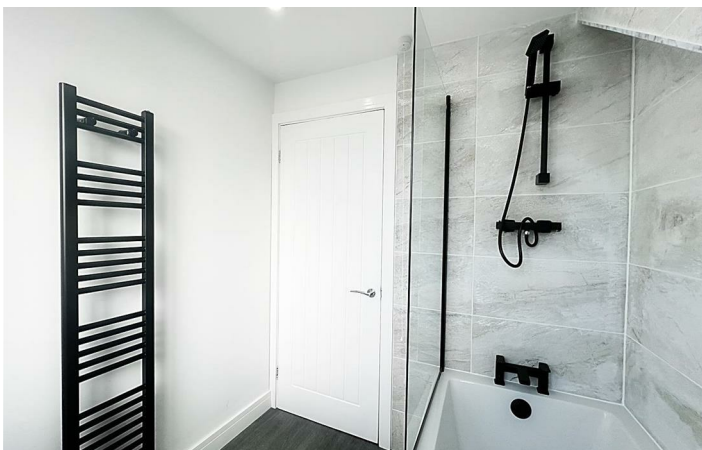
10'11" x 9'2" (3.33 x 2.81)
Double glazed window, radiator.

Bedroom 2

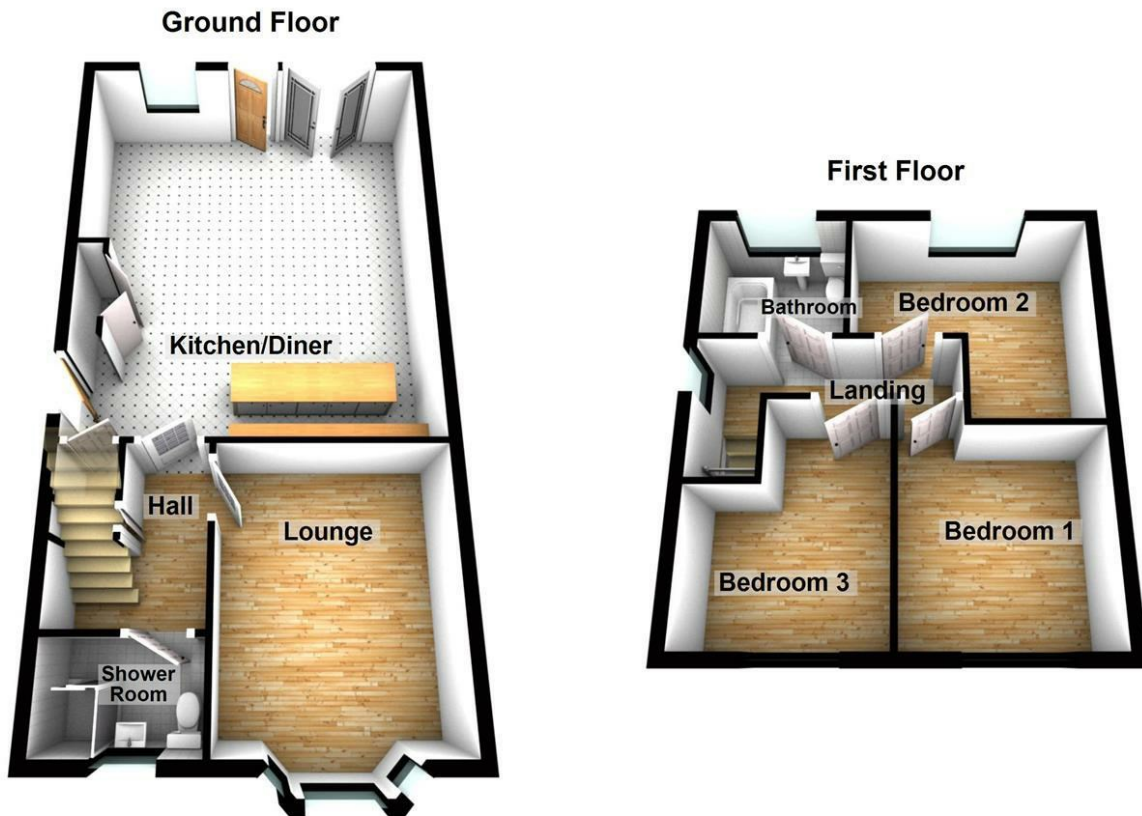
11'10" x 10'8" max (3.63 x 3.26 max)
An L shaped room with double glazed window, radiator.







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			89
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	