



## 20 Larchwood Avenue Walkerville, Newcastle Upon Tyne, NE6 4NX

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* TWO BEDROOM SEMI DETACHED BUNGALOW \*\* NEWLY REFURBISHED AND READY TO MOVE INTO

\*\* MODERN REFITTED KITCHEN \*\* BATHROOM FITTED WITH A FOUR PIECE SUITE \*\* CHAIN FREE \*\*

\*\* SPACIOUS LOUNGE & DINING ROOM \*\* SOUTH FACING GARDEN TO REAR \*\* OFF STREET PARKING \*\*

Price £240,000



- Two Bedroom Semi Detached Bungalow
- Close To Shops-Bus Services & Metro Station
- Freehold
- Beautifully Presented & Ready To Move Into
- Off Street Parking To Front
- Council Tax Band B
- Newly Refurbished Throughout
- Highly Popular Location
- Energy Rating TBC

### Entrance Looby

Double glazed entrance door, half panelled walls, glazed inner door leading into the hallway.

### Hallway

Half panelled walls, vertical radiator.

### Lounge

12'11" x 11'11" (3.96 x 3.64)

Double glazed bay window, fireplace with electric fire, radiator. Open to dining room.

### Dining Room

12'9" min x 11'10" (3.89 min x 3.63)

Double glazed window, feature fireplace, vertical radiator.

### Kitchen

13'0" x 6'9" + 6'7" x 5'1" (3.97 x 2.07 + 2.02 x 1.57)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed windows, laminate flooring, radiator and double glazed French doors leading out to the rear garden.

### Bedroom 1

12'11" x 11'11" (3.94 x 3.64)

Double glazed window, feature panelled wall, radiator.

### Bedroom 2

12'0" x 6'11" (3.66 x 2.12)

Double glazed window, vertical radiator.

### Bathroom

8'2" x 8'2" (2.51 x 2.49)

Fitted with a four piece suite comprising; bath, separate walk-in shower, WC and wash hand basin. Double glazed windows, part tiled walls, vertical radiator.

### External

Externally there is space for off street parking to the front and access to a large storage shed. There is a lovely private garden to the rear which is mostly laid to lawn.

### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: EE>Limited Three> Likely 02>Likely Vodafone>Limited

### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Very low risk.

Rivers and the sea: Very low risk.

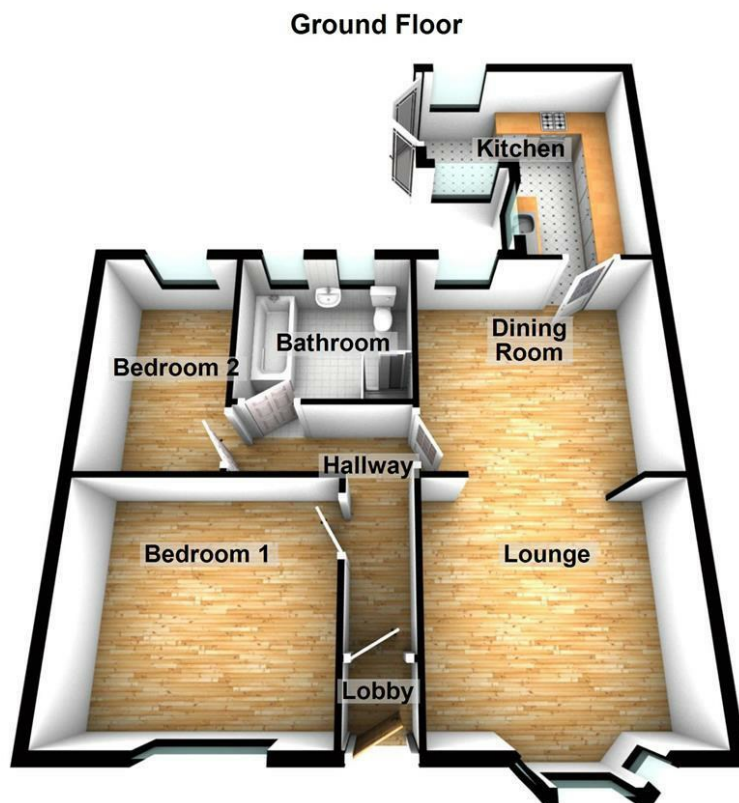








## Floor Plan



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			80
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	