



1011 Shields Road Walkerville, Newcastle Upon Tyne, NE6 4SN

** FOUR BEDROOM SEMI DETACHED HOUSE ** LOUNGE WITH WOOD BURNING STOVE FIRE **

** SPACIOUS KITCHEN/DINING ROOM ** EN-SUITE SHOWER ROOM TO FOURTH BEDROOM **

GARAGE & OFF STREET PARKING ** HIGHLY SOUGHT AFTER LOCATION ** CLOSE TO AMENITIES **

FANTASTIC FAMILY HOME ** BEAUTIFULLY PRESENTED THROUGHOUT & READY TO MOVE INTO **

FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C **

Offers Over £300,000



• Four Bedroom Semi Detached House • Spacious Kitchen/Dining Room • Two Wood Burning Stove Fires

- Impressive Hallway
- Two Bathrooms
- Off street Parking & Garage
- Beautifully Presented
- Council Tax Band B - Freehold
- Energy Rating C

Entrance Hallway

Double glazed entrance door, tiling to floor, radiator.

Inner Hallway

Wood flooring, stairs to the first floor landing.

Bedroom 4/ Family Room

16'10" x 9'10" (5.15 x 3.01)

Double glazed windows, laminate flooring, radiator.

En-Suite

6'2" x 5'3" (1.88 x 1.62)

Fitted with a three piece suite comprising; shower cubicle, WC and wash hand basin. Double glazed window, ladder style radiator.

Utility

Plumbing for washing machine, base unit with work surface over.

Lounge

14'7" x 12'4" (4.46 x 3.78)

Double glazed bay window, fireplace with wood burning stove fire, cupboards and shelving to alcoves, wood flooring, coving and rose to ceiling.

Dining Area

18'4" x 12'7" max (5.60 x 3.84 max)

Fireplace with wood burning stove

fire, wood flooring, double glazed French doors land side door leading out to the rear garden. Open plan to kitchen area.

Kitchen Area

10'0" x 8'6" (3.07 x 2.60)

Fitted with a range of units with work surfaces over, integrated oven, hob, microwave and dishwasher, sink unit. Double glazed window and double glazed Velux style window.

Landing

Shelving to walls.

Bedroom 1

14'7" x 12'10" (4.45 x 3.93)

Double glazed window, laminate flooring, radiator.

Bedroom 2

10'10" x 9'7" (3.32 x 2.93)

Double glazed window, laminate flooring, radiator.

Bedroom 3

10'10" x 7'10" (3.31 x 2.39)

Double glazed window, laminate flooring, radiator.

Bathroom

2.81 x 2.15 (0.61m.24.69m x

0.61m.4.57m)

Comprising; roll top bath, shower

cubicle, WC and wash hand basin with built-under storage. Double glazed window, ladder style radiator.

Garage

17'2" x 8'9" (5.24 x 2.69)

Electronic roller door, power points

External

Externally there is a garden to the front which has space for off street parking and is designed for low maintenance. The rear garden is mostly laid to lawn together with a decked patio area.

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>Likley Vodafone>Likely

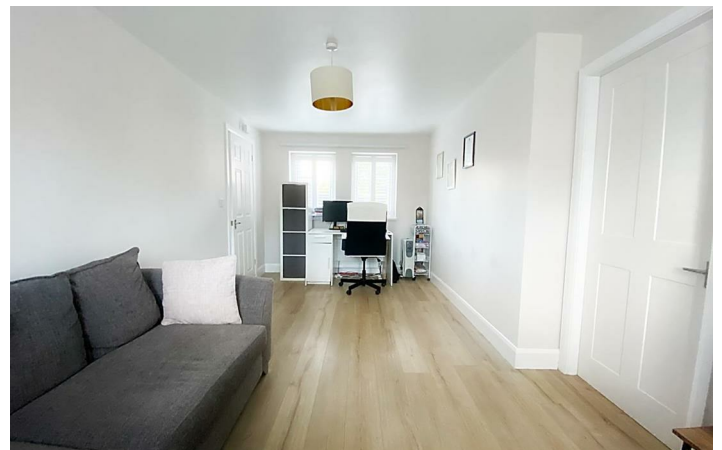
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Low risk.

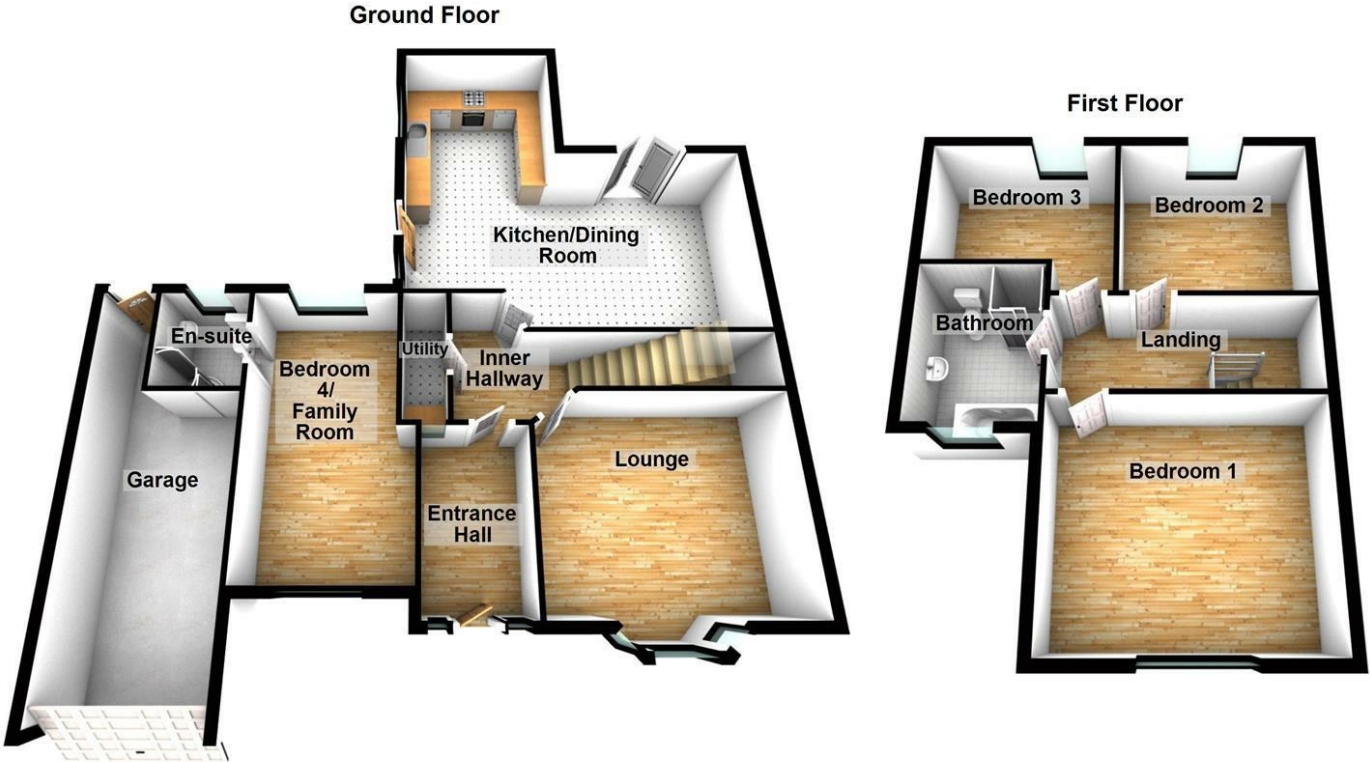
Rivers and the sea: Very low risk.







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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	82
(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	