

23 Walkerfield Court Walkerdene, Newcastle Upon Tyne, NE6 4DX

** 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 **

** END TERRACE HOUSE ** TWO DOUBLE BEDROOMS ** OFF STREET PARKING TO FRONT **

** PRIVATE SOUTH FACING GARDEN TO REAR ** MODERN KITCHEN WITH INTEGRATED APPLIANCES

** DOWNSTAIRS CLOAKS / WC ** PLEASANT CUL-DE-SAC POSITION ** FANTASTIC FIRST TIME BUY **

COUNCIL TAX BAND A ** 260 YEAR LEASE FROM 2015 ** ENERGY EFFICIENT WITH A B RATING **

Offers Over £150,000



- End Terrace House
- Great First Time Buy
- 260 Year Lease From 2015
- Two Double Bedrooms
- South Facing Rear Garden
- Council Tax Band A
- Downstairs WC
- Off Street Parking
- Energy Rating B

Entrance

Glazed door into hall, stairs to the first floor landing, radiator.

Cloakroom

5'6" x 3'2" (1.67 x 0.97)

Double glazed window, radiator and fitted with a two piece suite.

Lounge

14'2" x 12'4" (4.32 x 3.77)

Double glazed French doors and windows to the rear garden, radiator and storage cupboard.

Kitchen

10'10" x 5'4" (3.30 x 1.62)

Double glazed window, radiator, and fitted with a range of floor and wall units and sink. Integrated appliances; gas hob, extractor hood, electric oven, fridge/freezer and washing machine.

Landing

Access to bedrooms and bathroom.

Bedroom 1

9'3" x 12'4" (2.82 x 3.77)

Double glazed window, radiator and access to the loft.

Bedroom 2

8'9" x 12'4" max (2.66 x 3.77 max)

Double glazed window, radiator and storage cupboard.

Bathroom

6'5" x 5'6" (1.96 x 1.67)

Fitted with a white suite and a shower over the bath, with a rainfall shower head, part tiled walls, radiator.

Garden & Driveway

There is a south facing garden to the rear, fenced and laid mainly to lawn, together with a side access gate. There is a tarmac driveway to the front for parking.

Leasehold Information

The house is leasehold - 260 years from 2015. There is an annual ground rent of £170 payable.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 220 Mbps

Mobile: EE>Limited Three> Likely

02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

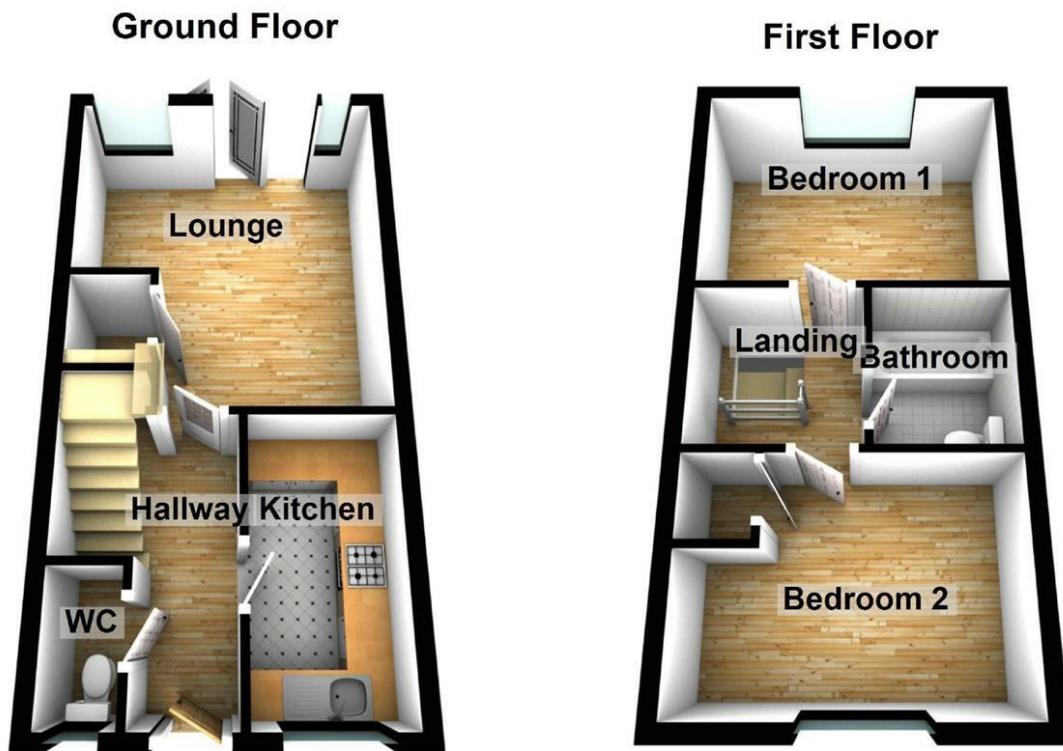
Surface water: Low risk.

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 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			97
(81-91) B		82	
(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	