

72 Rowantree Road Walkerville, Newcastle Upon Tyne, NE6 4TE

- *** THIS HOME WAS ORIGINALLY ON THE MARKET AT £300,000, NOW OFFERS OVER £280,000 ***
- ** DETACHED FAMILY HOME ** FIVE DOUBLE BEDROOMS ** TWO FULL SIZE BATHROOMS **
- ** SPACIOUS CONSERVATORY ** LOUNGE/DINING ROOM ** SOUTH FACING REAR GARDEN **
- ** OFF STREET PARKING ** CLOSE TO LOCAL AMENITIES ** DECEPTIVELY SPACIOUS MUST BE VIEWED **
- ** FREEHOLD ** COUNCIL TAX BAND C ** ENERGY RATING C **

Offers Over £280,000



- Detached Bungalow/House
- Spacious Conservatory
- South Facing Rear Garden
- Five Double Bedrooms
- Lounge/Dining Room
- Freehold - Council Tax Band C
- Two Full Size Bathrooms
- Off Street Parking
- Energy Rating C

Entrance Lobby

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

Hallway

Wood flooring, radiator.

Lounge/Dining Room

24'3" x 11'10" (7.41 x 3.61)

Double glazed bay window to the front and double glazed window to the side, wood flooring, stairs to the first floor landing, radiator.

Kitchen

17'5" x 6'11" (5.32 x 2.11)

Fitted with a range of base units with work surfaces over, integrated oven and six ring gas hob with extractor hood over, sink unit. Double glazed window, tile effect flooring, radiator and double glazed French doors leading into the conservatory.

Conservatory

17'2" x 9'10" (5.25 x 3.02)

Double glazed windows, tiling to floor, radiator and double glazed French doors leading out to the rear garden.

Bathroom

10'0" x 6'2" (3.07 x 1.88)

Comprising; bath with shower over,

WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator.

Bedroom 1

11'8" x 11'10" (3.58 x 3.61)

Double glazed bay window, radiator.

Bedroom 2

11'9" x 11'9" (3.60 x 3.59)

Double glazed window, radiator.

Landing

Access to additional bathroom and three further bedrooms.

Bedroom 3

16'0" max x 9'10" (4.90 max x 3.02)

Double glazed window, wood effect flooring, radiator.

Bedroom 4

12'7" max x 8'8" (3.85 max x 2.65)

Double glazed skylight window, wood effect flooring, storage cupboards.

Bedroom 5

13'3" x 8'1" max (4.06 x 2.47 max)

Double glazed window, wood effect flooring, radiator.

Bathroom

11'6" x 5'2" (3.52 x 1.59)

Bath with shower over, WC and wash hand basin. Double glazed

skylight window, tiling to walls, wood effect flooring, ladder style radiator.

External

Externally the front is block paved and provides space for off street parking. The rear garden is south facing and has lawn and a paved patio area.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 1000 Mbps

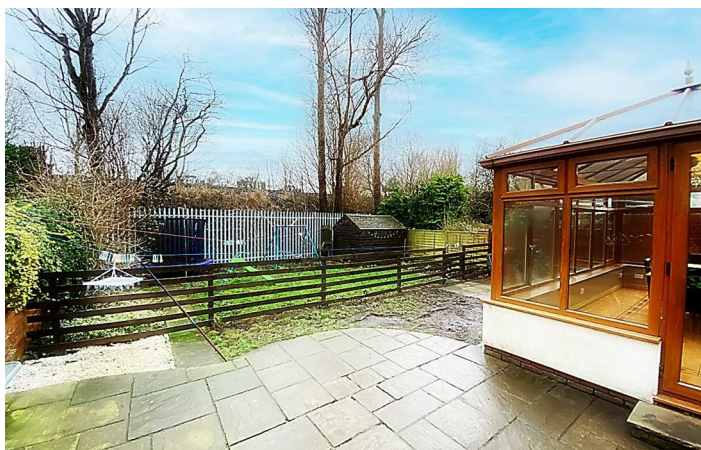
Mobile: Indoor EE>Likely Three>Limited 02>Likley Vodafone>Limited
Mobile: Outdoor EE>Likely Three>Likely 02>Likley Vodafone>Likely

Flood Risks

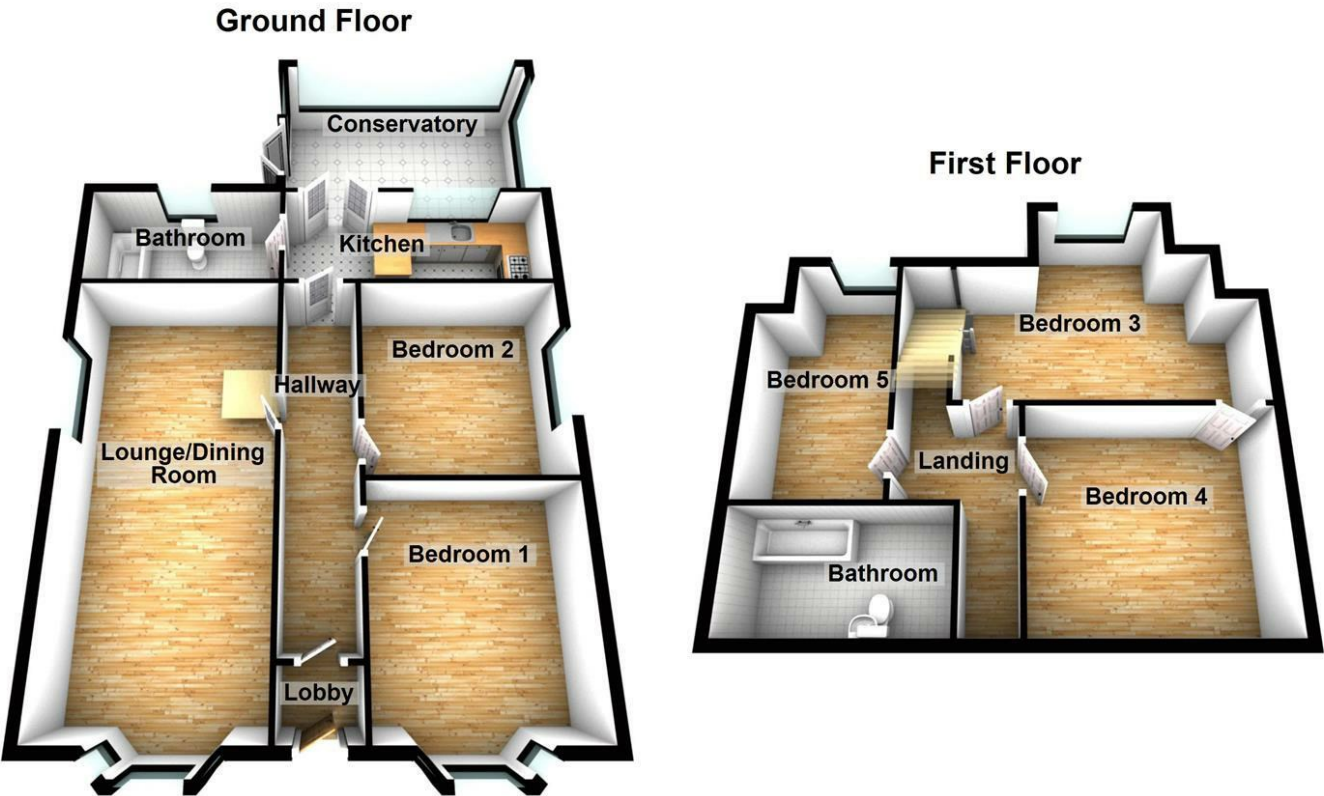
At the time of marketing this information is correct.

Yearly chance of flooding:
Rivers and the sea: Very low risk.
Surface water: 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	74	83
(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	