



79 Wyedale Way

Walker, Newcastle Upon Tyne, NE6 4UA

** GUIDE PRICE OF £135,000 to £145,000 ** TWO BEDROOM MID TERRACE HOUSE **

** ALLOCATED PARKING ** TWO DOUBLE BEDROOMS ** DOWNSTAIRS WC ** POPULAR LOCATION **

** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** LEASEHOLD 999 YEARS FROM 1.3.2012 **

** ENERGY RATING C ** COUNCIL TAX BAND A **

Guide Price £135,000



- Guide Price of £135,000 to £145,000
- Downstairs WC
- Council Tax Band A
- Two Bedroom Terrace House
- Allocated Parking
- Energy Rating C
- Two Double Bedrooms
- Ready to Move Into
- Leasehold 999 from 1.3.2012

Entrance/Hall

9'6" x 3'5" (2.91 x 1.06)

Composite door, radiator, laminate flooring leading to downstairs WC, Kitchen and Lounge.

Bathroom

6'1" x 5'6" (1.87 x 1.70)

Extractor fan, part tiled walls, WC, hand wash basin, bath with over head shower

Downstairs WC

5'5" x 2'10" (1.66 x 0.88)

Double glazed window, radiator, WC to rear and allocated parking. and hand wash basin.

External

Small town garden to front, garden

Lounge

14'3" x 13'3" (4.35 x 4.05)

Double glazed window, patio doors, radiator and cupboard.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Indoor EE>Likely Three> Limited

02>Likely Vodafone>Likely

Kitchen

10'1" x 6'1" (3.08 x 1.86)

Double glazed, radiator, laminate flooring, range of floor and wall units with counter tops, sink, hob, oven with overhead extractor hood.

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Rivers and the sea: Very Low

Surface water: Very Low

Bedroom 1

11'3" to wardrobes x 9'4" (3.44 to wardrobes x 2.85)

Double glazed window, radiator, fitted wardrobes.

Leasehold Information

LEASEHOLD 999 YEARS FROM

1.3.2012. Service Charge of

approximately £160 per annum.

Ground rent £150 per annum

subject to a £150 increase every 25 years.

Bedroom 2

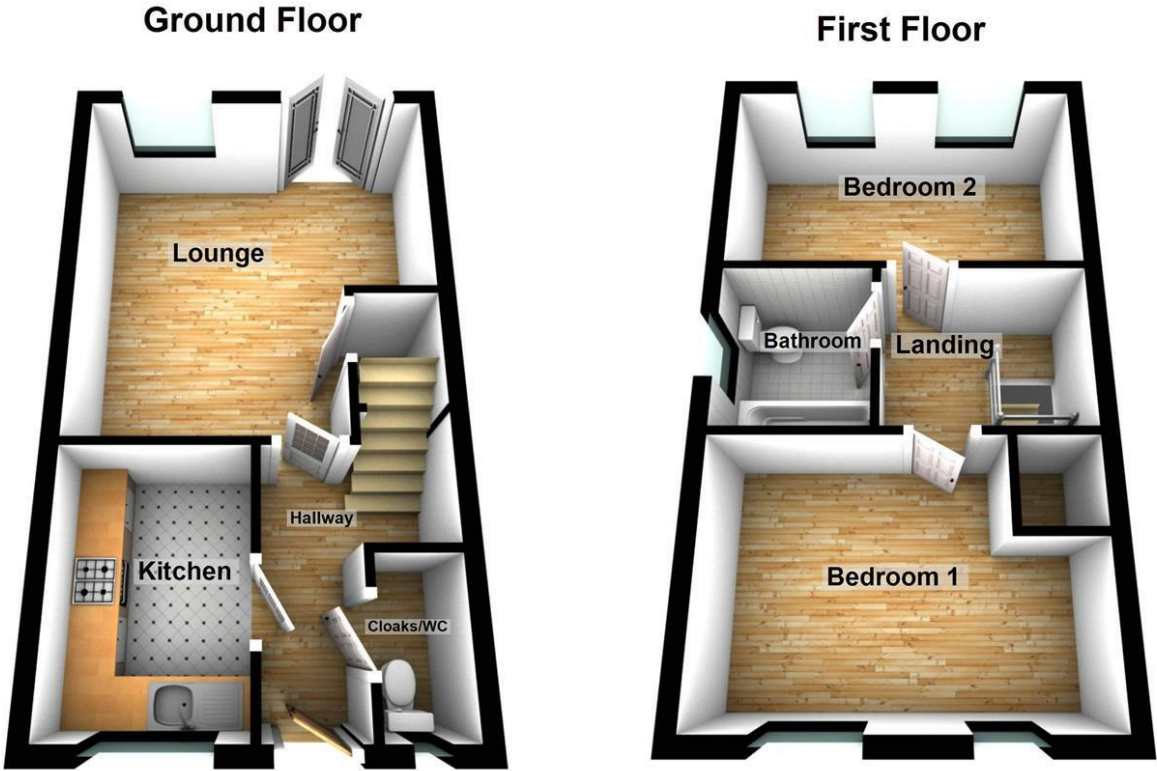
13'3" x 7'11" (4.04 x 2.42)

Double glaze 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 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		95
(81-91) B	80	
(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	