

3 Stotts Road

Walkergate, Newcastle upon Tyne, NE6 4UH

** TWO BEDROOM SEMI DETACHED BUNGALOW ** RECENTLY REFURBISHED ** DRIVING PARKING**

** LARGE REAR GARDEN ** IDEAL DOWNSIZING OPPORTUNITY ** CLOSE TO AMENITIES **

** POPULAR LOCATION ** EXCELLENT ROAD & TRANSPORT LINKS ** FREEHOLD **

** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £215,000



- Two Bedroom Semi Detached Bungalow
- Driveway Parking for Multiple vehicles
- Council Tax A
- Recently Refurbished
- Close to Local Amenities and Transport Links
- Energy Rating D
- Gardens Front & Rear
- Freehold

Entrance

Composite door opening to hallway. 6'7" x 6'6" (2.02 x 1.99)

Hallway

Hallway with oak flooring and access to all rooms.

Lounge

14'6" x 10'11" (4.44 x 3.34)

Two Double glazed windows and radiator, oak flooring.

Kitchen

10'10" x 7'6" (3.31 x 2.31)

French doors leading out to rear garden. Part tiled walls, oak flooring, fitted with floor and wall units, counters and sink, electric oven and extractor hood and Fridge Freezer.

Utility Area

7'4" x 4'11" (2.25 x 1.52)

Part tiled walls, fitted with floor and wall units and counters, plumbed for washer, dryer and dishwasher, oak flooring

Bedroom 1

11'6" x 9'10" (3.52 x 3.00)

Double glazed window and radiator.

Bedroom 2

11'6" x 11'3" (3.52 x 3.45)

Double glazed window and radiator.

Bathroom

6'7" x 6'6" (2.02 x 1.99)
Double glazed window with vertical radiator. Tiled walls and flooring. Fitted with a white suite and a shower over the bath.

External

There are gardens front and rear. The rear is fenced, has a decked area in corner and is laid mainly to lawn. Front has ample parking for multiple cars.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 51 Mbps

Upload: 12 Mbps

Mobile: EE>Limited Three> Limited

02>Limited Vodafone>Limited

Outdoor EE>Likely Three> Likely

02>Likely Vodafone>Likely

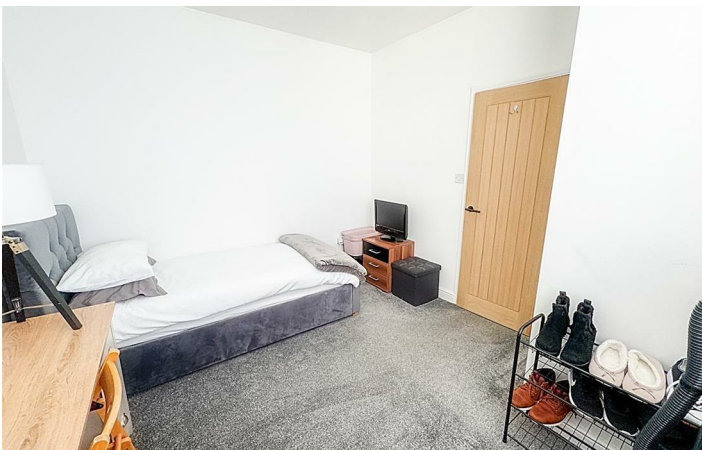
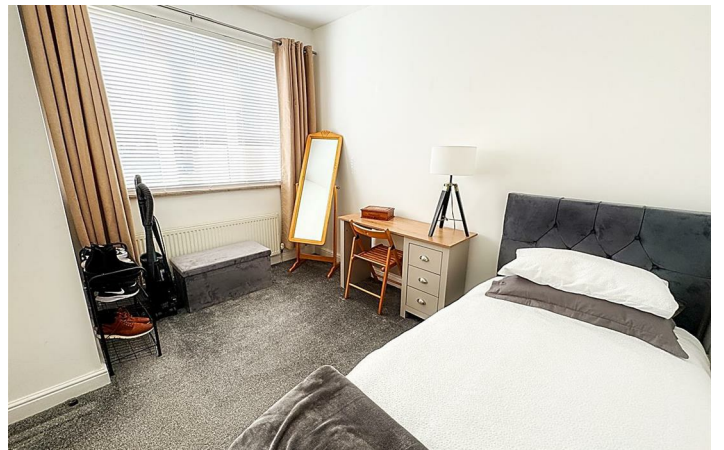
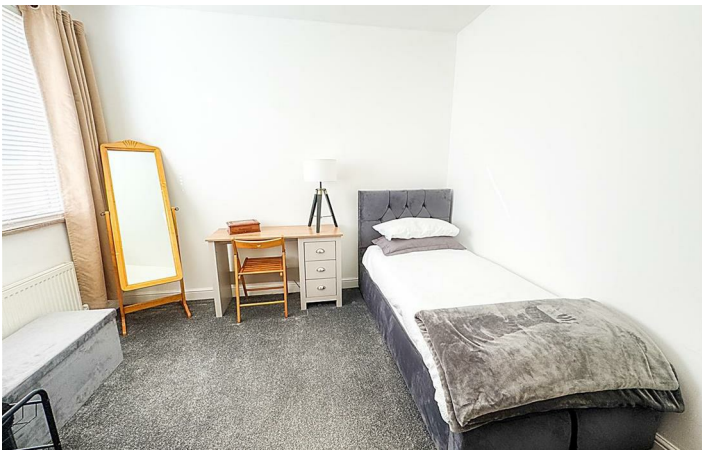
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

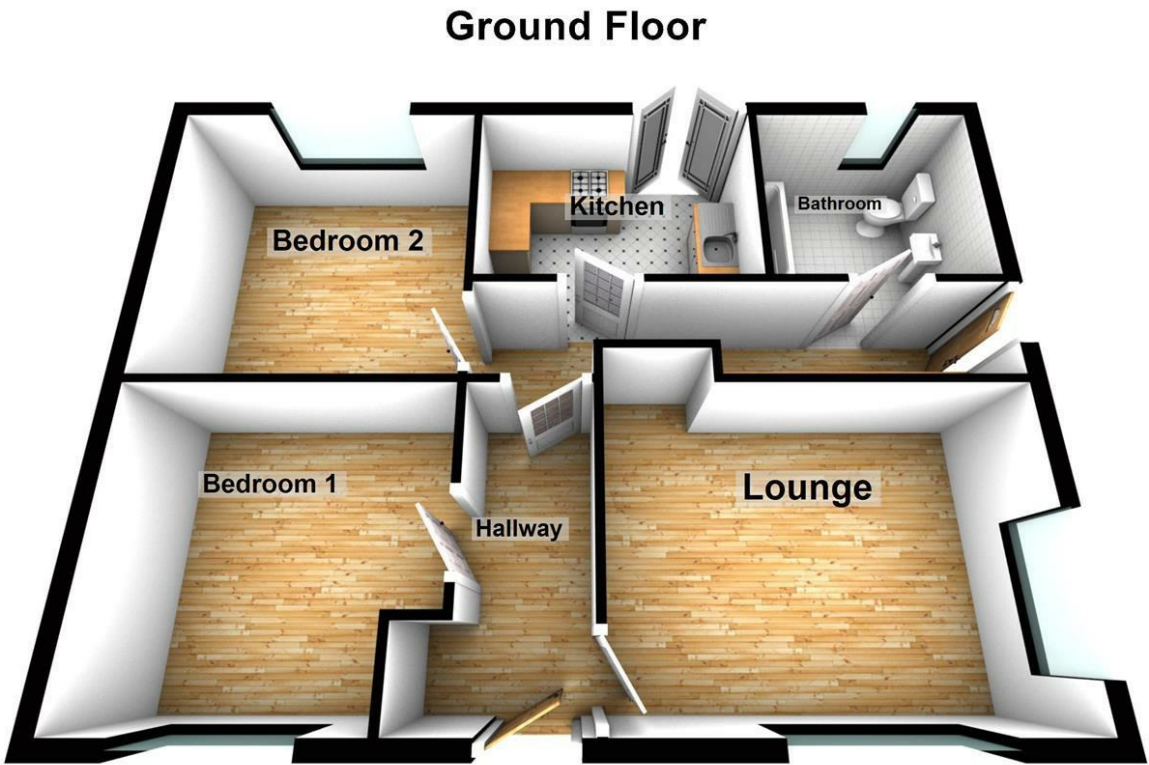
Rivers and the sea: Very Low

Surface water: Very Low





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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC