



21 Broomfield Avenue

Walkerville, Newcastle Upon Tyne, NE6 4PH

** THREE BEDROOM SEMI DETACHED BUNGALOW ** HIGHLY SOUGHT AFTER LOCATION **

** VERSATILE ACCOMMODATION CAN BE TWO BEDROOMS & TWO RECEPTION ROOMS **

** LOVELY WESTERLY ASPECT GARDEN TO REAR ** CLOSE TO AMENITIES & METRO STATION **

** EXCELLENT ROAD LINKS ** CHAIN FREE ** COUNCIL TAX BAND B ** ENERGY RATING D **

** FREEHOLD **

Price £195,000



- Three Bedroom Semi Detached Bungalow
- Close To Local Amenities
- Freehold
- Can Be Two Bedrooms & Two Reception Rooms
- Nearby Metro Station
- Council Tax Band B
- Lovely West Facing Garden To Rear
- Chain Free
- Energy Rating D

Entrance Lobby

Glazed timber entrance door, glazed 8'0" x 5'5" (2.44 x 1.67) inner door leading into the hallway.

Hallway

Radiator.

Lounge

13'2" x 11'11" + bay (4.02 x 3.64 + bay)

Double glazed timber framed bay window, fireplace with gas fire, radiator.

Kitchen

11'4" x 10'4" (3.46 x 3.16)

Fitted with wall and base units with work surfaces over and sink unit. Double glazed timber framed window, external door to the side.

Bedroom 1

14'4" x 10'10" (4.39 x 3.31)

Double glazed timber framed bay window, radiator.

Bedroom 2

12'11" x 12'11" (3.95 x 3.94)

Double glazed timber framed bay window, single glazed window to the side, radiator.

Bedroom 3

10'3" x 7'2" (3.13 x 2.19)

Single glazed window, radiator.

Bathroom

Comprising; bath, WC and wash hand basin. Single glazed window, tiling to walls, radiator.

External

Externally there is a garden to the front which is mostly laid to lawn and a gate leading to the side and rear. There is a lovely rear garden that has a westerly aspect, the garden has lawn, paved patio area and a shed for storage.

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>Limited Three>

Likely 02>Limited Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

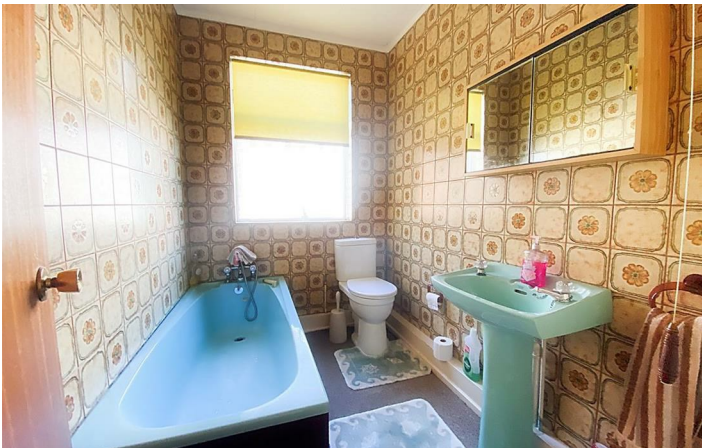
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

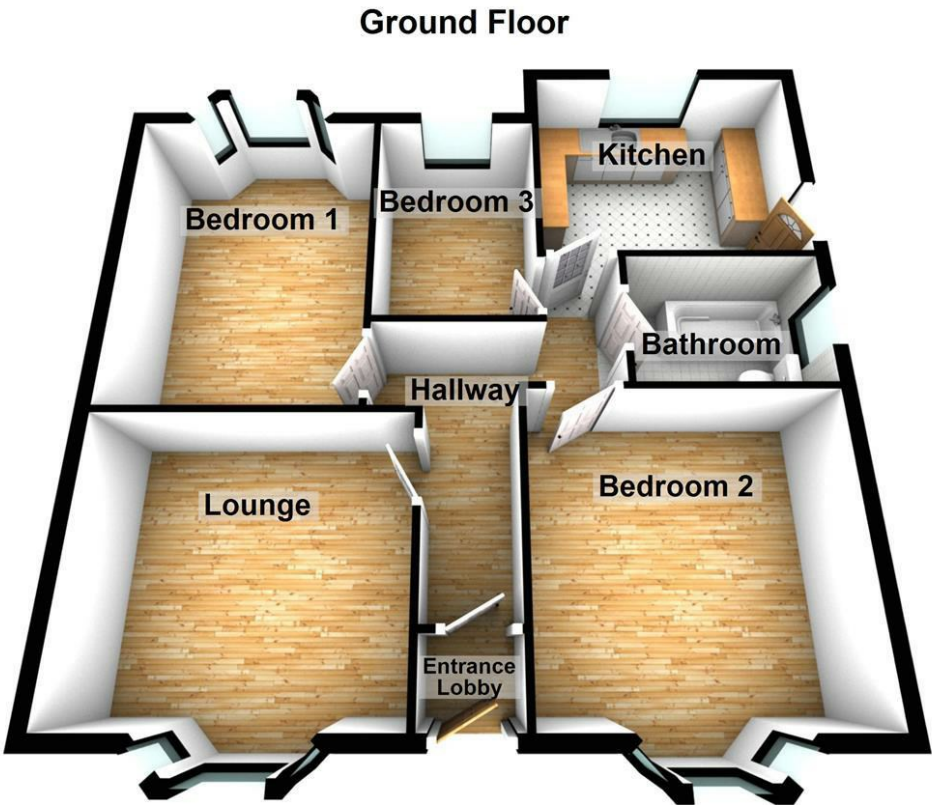
Rivers and the sea: Medium

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		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC