

## 25 Calderdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4HN

\*\* SEMI DETACHED HOUSE \*\* TWO DOUBLE BEDROOMS \*\* UTILITY ROOM & DOWNSTAIRS WC \*\*

\*\* OFF STREET PARKING & GARAGE \*\* CHAIN FREE \*\* LOVELY LOW MAINTENANCE REAR GARDEN \*\*

\*\*CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS \*\* COUNCIL TAX BAND B \*\*ENERGY RATING C \*\*

\*\* FREEHOLD \*\*

**Offers Over £150,000**



- Two Bedroom Semi Detached House
- Chain Free
- Great First Buy
- Downstairs WC
- Utility Room
- Garage
- Council Tax Band B
- Energy Rating C
- Freehold

#### Entrance/Hallway

Composite door leading into hallway, 14'0" x (4.29 x )

downstairs WC, stairs to first floor and access to lounge and kitchen/diner.

#### Bathroom

Double glazed window, ladder style radiator, WC, wash hand basin, bath, shower cubicle.

#### Downstairs WC

4'5" x 2'6" (1.37 x 0.78 )

Toilet Sink Combo Unit

#### External

There is a garage and driveway parking to the front and a lovely low maintenance rear garden.

#### Lounge

13'11" x 13'3" (4.26 x 4.04 )

Doble glazed bay window, radiator, electric fire.

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Indoor Mobile: EE>Limited Three>

Limited 02>Limited Vodafone>

Limited

Outdoor Mobile: EE>Likely Three>

Likely 02>Likley Vodafone>Likely

#### Kitchen/Diner

20'7" x 7'9" (6.28 x 2.37 )

Double glazed window, radiator, range of wall and floor units with counter tops, sink, gas hob with overhead extractor, electric oven, plumbed for washer or dishwasher.

#### Utility Room

6'6" x 4'1" (1.99 x 1.27)

Double glazed window and timber door to rear, counter tops, plumbed for washer and dryer.

#### 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

10'7" x 14'0" (3.23 x 4.28 )

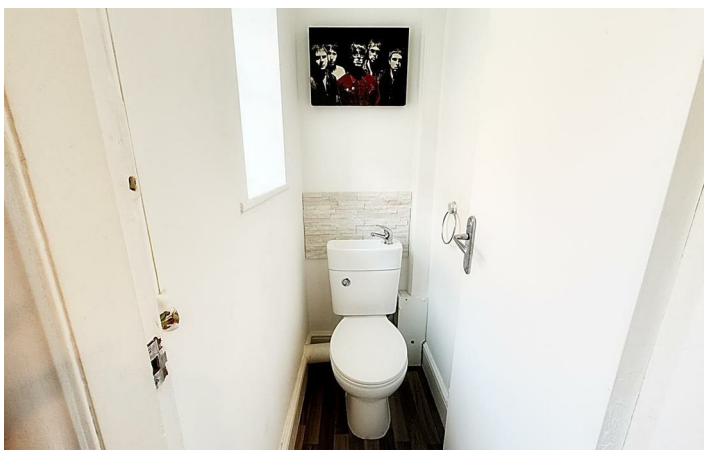
Double glazed bay window, radiator.

#### Bedroom 2

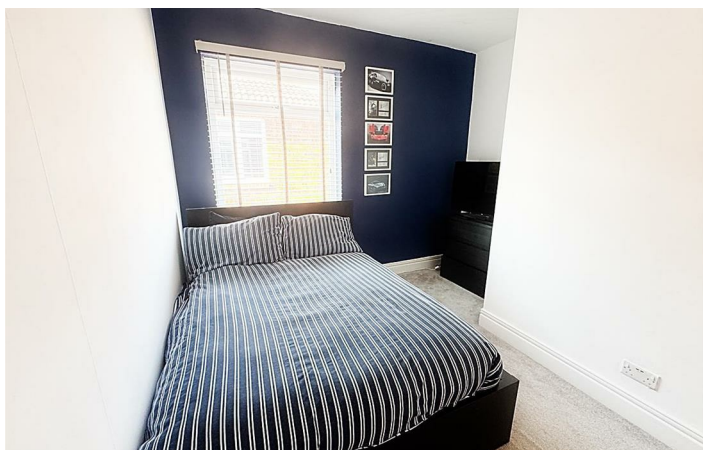
10'6" x 10'7" (3.22 x 3.24 )

Double Glazed 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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC