



74 Whinneyfield Road

Walkergate, Newcastle Upon Tyne, NE6 4HX

- ** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** MODERN REFITTED BATHROOM **
- ** SUPERB SPACIOUS KITCHEN / DINING / FAMILY ROOM ** OFF STREET PARKING **
- ** BEAUTIFULLY PRESENTED THROUGHOUT ** STORAGE AREA ** GREAT FAMILY HOME **
- ** LOVELY REAR GARDEN WHICH IS NOT OVERLOOKED ** CLOSE TO LOCAL AMENITIES **
- ** CHAIN FREE ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C **

Offers Over £240,000



- Three Bedroom Semi Detached House
- Electric Vehicle Charging Point

Freehold Hallway

Double glazed composite entrance door, stairs to the first floor landing, laminate flooring, radiator.

Lounge

12'11" x 10'11" + bay (3.94 x 3.33 + bay)

Double glazed bay window, wall mounted living flame effect electric fire, radiator.

Kitchen Area

15'4" x 9'4" (4.68 x 2.85)

Fitted with a modern range of wall and base units with contrasting work surfaces over, range style cooker and sink unit. Double glazed window, laminate flooring, door leading to the garage.

Dining Area

18'11" max x 12'9" (5.77 max x 3.89)) there is also an electric vehicle Cupboards to alcoves, laminate flooring, vertical radiator and double glazed French doors leading out to the rear garden.

Landing

Double glazed window, access to the loft.

Bedroom 1

12'5" x 10'8" (3.79 x 3.27)

Double glazed window, radiator.

- Superb Modern Kitchen/Dining Room
- Off Street Parking & Storage (formerly the garage)

Council Tax Band B Bedroom 2

11'1" x 10'7" (3.39 x 3.24)

Double glazed window, radiator.

Bedroom 3

9'4" x 8'1" (2.85 x 2.48)

Double glazed window, radiator.

Bathroom

7'9" x 7'9" (2.38 x 2.37)

Fitted with a four piece suite comprising; bath with shower attachment, shower cubicle, WC and wash hand basin. Double glazed window, tiling to walls and

External

Externally the front is gravelled for low maintenance together with space for off street parking and access to the garage (storage only

charging point. The rear garden has decking, lawn and is not overlooked.

Storage

9'9" x 7'9" (2.99 x 2.37)

Plumbed for washing machine, power points and lighting, there is also direct access into the property.

Broadband and Mobile

At the time of marketing this information is correct.

- Beautifully Presented Throughout
- Good Size Garden To Rear

• Energy Rating C
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 1000 Mbps
Mobile: Indoor EE>Limited Three>Likely 02>Likley Vodafone>Likely
Mobile: Outdoor EE>Likely Three>Likely 02>Likley Vodafone>Likely

Flood Risks

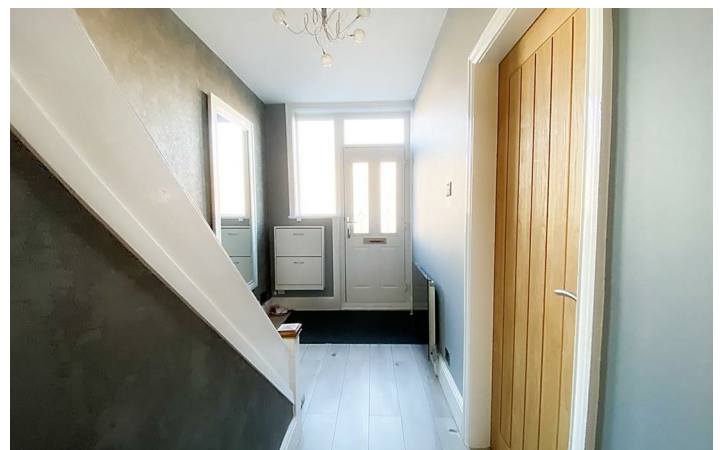
At the time of marketing this information is correct.

Yearly chance of flooding:

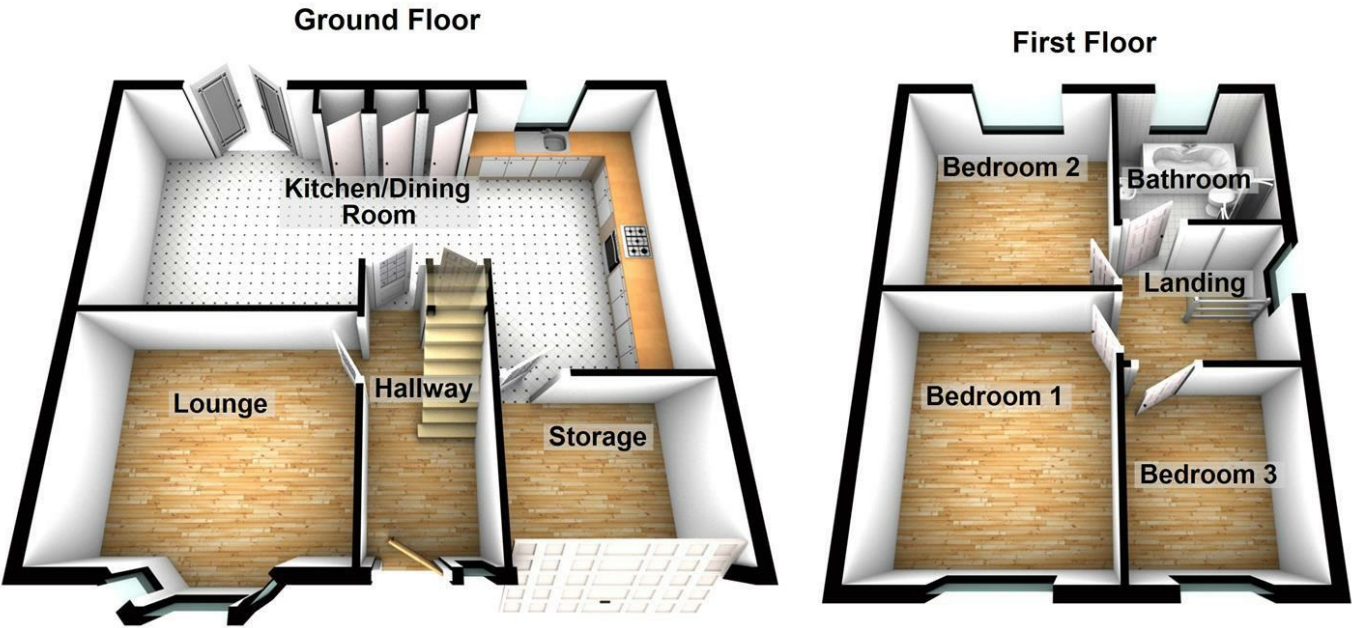
Rivers and the sea: Very low risk.

Surface water: High 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		81
(69-80) C	69	
(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	