



35 Pembroke Avenue , Walkergate, NE6 4QU

**** PLEASE SUBMIT YOUR BEST AND FINAL OFFER BY 16:00 on 24.04.2025****

**** THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT ****

**** SUPERB GARDEN TO REAR WITH GARDEN ROOM ** ** EN-SUITE TO MASTER BEDROOM ****

**** MODERN KITCHEN & BATHROOM ** MULTI FUEL STOVE FIRE TO LOUNGE ** GARAGE TO REAR ****

**** OFF STREET PARKING FOR TWO VEHICLES TO FRONT ** ARRANGED OVER THREE FLOORS ****

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

Offers Over £220,000



- Three Bedroom Semi Detached House
 - Modern Kitchen/Diner
 - Lovely Rear Garden With Garden Room
- Hallway**

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

Lounge

13'1" x 12'8" + bay (3.99 x 3.85 + bay)

Wood flooring, feature fire surround housing multi fuel stove fire, double glazed bay window to the front elevation, radiator.

Kitchen/Diner

16'8" x 10'11" (5.07 x 3.33)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob, integrated microwave, single drainer sink unit, Bluetooth speakers to ceiling, radiator, wood effect flooring, double glazed windows to the rear elevation, external door to garden.

Landing

Double glazed window, stairs to second floor.

Bedroom 2

12'8" + bay x 11'11" into robe (3.87 + bay x 3.64 into robe)

Double glazed bay window to the front elevation, fitted wardrobes, radiator, walk in wardrobe with double glazed window.

- En-Suite & Family Bathroom
- Beautifully Presented Throughout
- Freehold - Council Tax Band A

Bedroom 3

10'10" x 8'10" (3.31 x 2.68)

Double glazed window to the rear elevation, laminate flooring, radiator.

Bathroom

7'6" x 7'2" (2.28 x 2.19)

Fitted with a modern suite comprising bath with shower over, WC and wash hand basin with fitted furniture surrounding, tiled flooring with under floor heating, part tiled walls, ladders style radiator, double glazed window.

Stairs To Second Floor

Bedroom 1

15'1" to robes x 10'11" (4.60 to robes x 3.34)

Fitted with a range of built in storage with hanging rails, double glazed window to the rear elevation, double glazed sky light window to the front elevation, radiator, spot lights to ceiling.

En-Suite

Comprising shower cubicle, WC and wash hand basin with built under storage, part tiled walls, tiling to floor, Bluetooth speakers to ceiling, double glazed window.

External

Externally there is ample parking space to the front of the property. The side and rear garden have feature paving, decking and artificial

- Wood Burning Stove Fire To Lounge
- Garage & Off Street Parking
- Energy Rating C

turf for low maintenance. There is also a detached garage which is situated to the rear.

Garden Room

There is a lovely garden room to the rear garden that has power points.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 1000 Mbps
Mobile Indoor: EE - Likely Three - Likely 02 - Lیکley Vodafone - Limited
Mobile Outdoor: EE - Likely Three - Likely 02 - Lیکley Vodafone - Likely

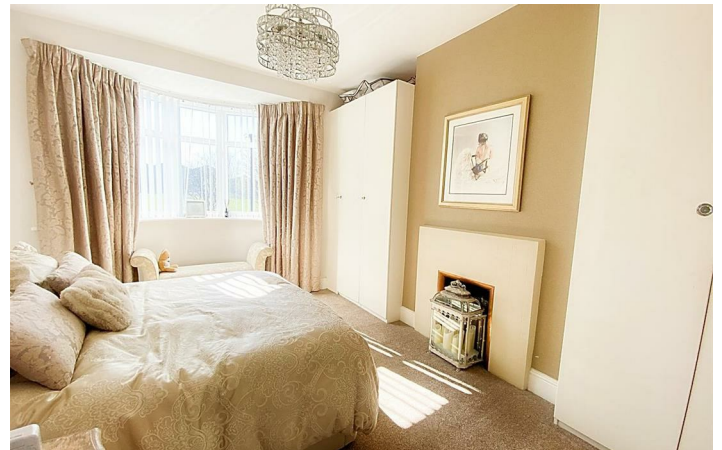
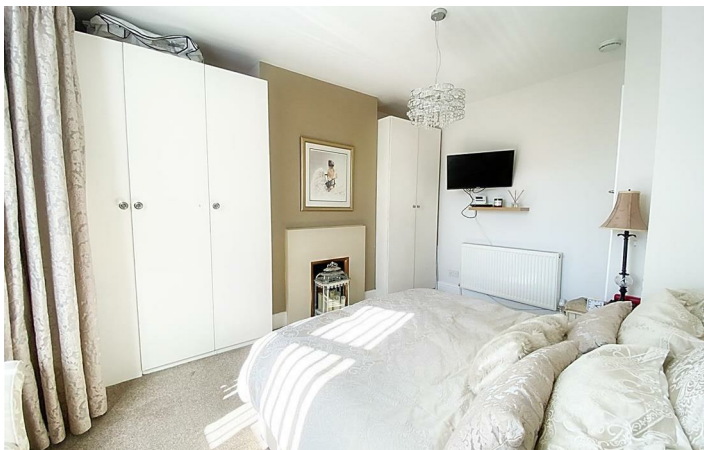
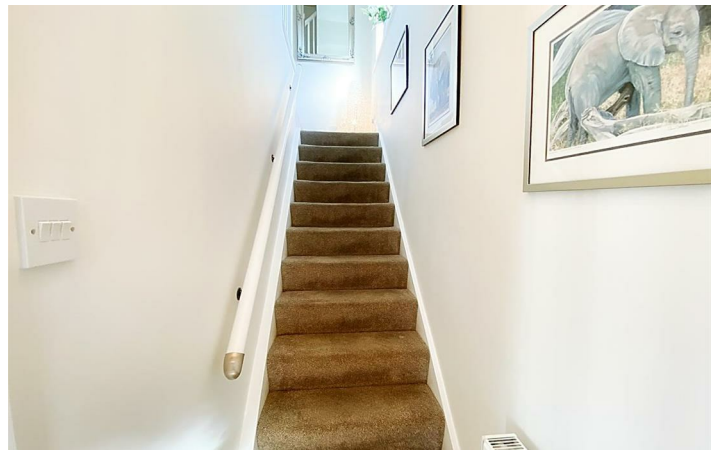
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

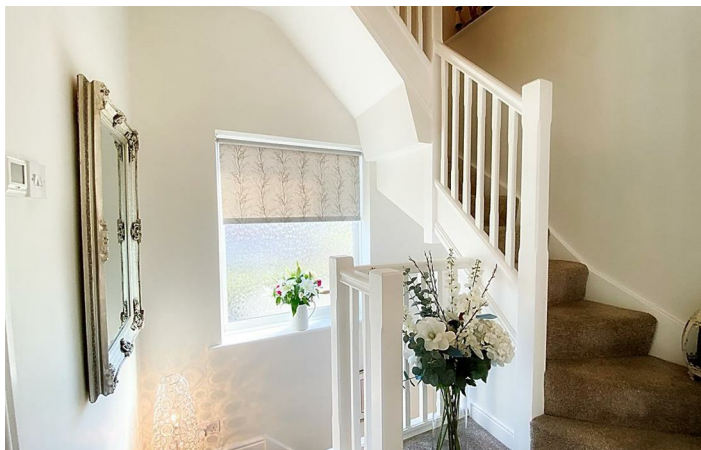
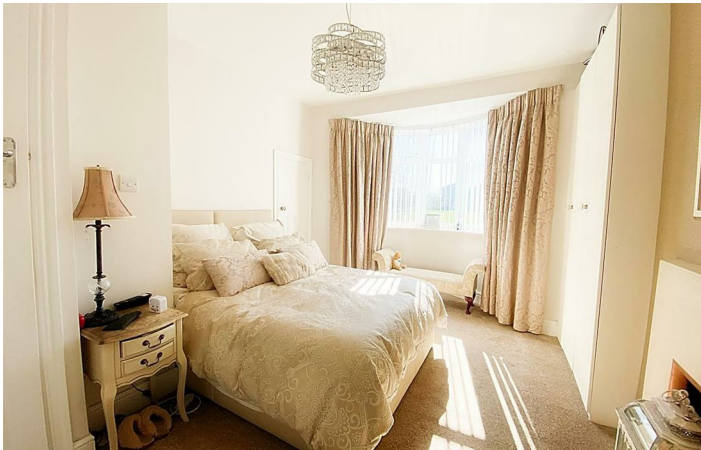
FLOOD RISK:

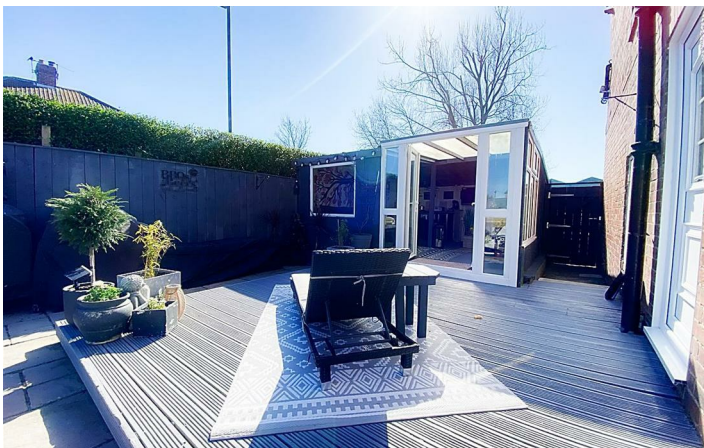
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

CONSTRUCTION:

Traditional
This information must be confirmed via our surveyor.







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		
(69-80) C	69	80
(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	