



## 1 Selby Gardens

Walkergate, Newcastle Upon Tyne, NE6 4YA

\*\* EXTENDED TWO BEDROOM SEMI DETACHED HOUSE \*\* WESTERLY ASPECT GARDEN TO REAR \*\*

\*\* DOWNSTAIRS WC & UTILITY ROOM \*\* WALKERGATE METRO STATION 0.3 MILE AWAY \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES \*\* LOVELY FAMILY/DINING ROOM TO REAR \*\*

\*\* NEARBY SHOPS & SCHOOLS \*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\* ENERGY RATING D \*\*

**Offers Over £200,000**



- Extended Semi Detached House
- Off Street Parking For Two Vehicles
- Freehold
- Two Double Bedrooms
- Westerly Aspect Rear Garden
- Council Tax Band B
- Downstairs WC & Utility Room
- Popular Location
- Energy Rating D

### Entrance Lobby

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

### Lounge

13'3" + bay x 13'1" (4.05 + bay x 4.00)

Double glazed bay window, coving to ceiling, radiator.

### Kitchen

16'3" x 8'9" (4.97 x 2.69)

Fitted with wall and base units with work surfaces over, integrated oven and hob and sink unit. Laminate flooring, radiators, open to dining room.

### Dining/Family Room

14'3" x 8'7" (4.36 x 2.63)

Double glazed windows, radiator, laminate flooring and double glazed French doors leading out to the rear garden.

### Utility Room

6'5" x 5'2" (1.97 x 1.58)

Double glazed window, base unit with sink and work surface over, laminate flooring, radiator.

### WC

6'1" x 4'11" (1.86 x 1.52)

WC, wash hand basin, laminate flooring, radiator.

### Storage Area

7'9" x 6'7" (2.38 x 2.01)

Double glazed window and external door leading to the front.

### Landing

Double glazed window, access to the loft which has pull down ladders.

### Bedroom 1

10'4" x 10'3" into robe (3.15 x 3.13 into robe)

Double glazed window, fitted wardrobes, cupboard, radiator.

### Bedroom 2

11'8" x 8'6" (3.58 x 2.60)

Double glazed window, radiator.

### Bathroom

7'5" max x 7'11" max (2.28 max x 2.43 max)

Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tile effect panelling to walls, ladder style radiator.

### External

Externally the front has decorative paving and provides off street parking for two vehicles. There is a lovely westerly aspect garden to the rear which is mostly laid to lawn together with a paved patio.

### 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 - Likhley Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likhley 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.

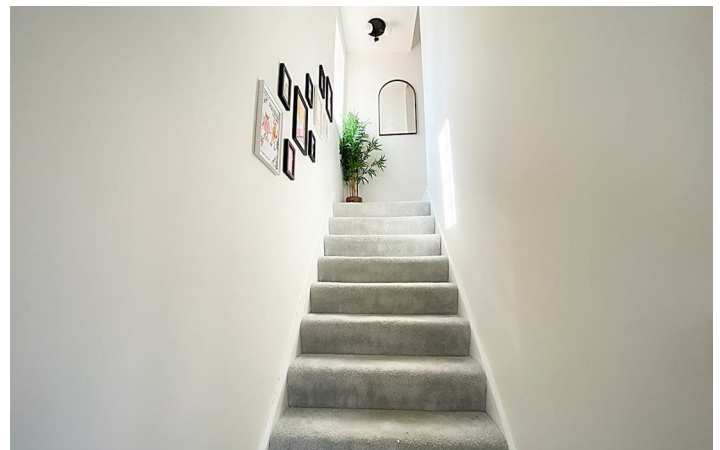
Surface water: Very low.

### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.





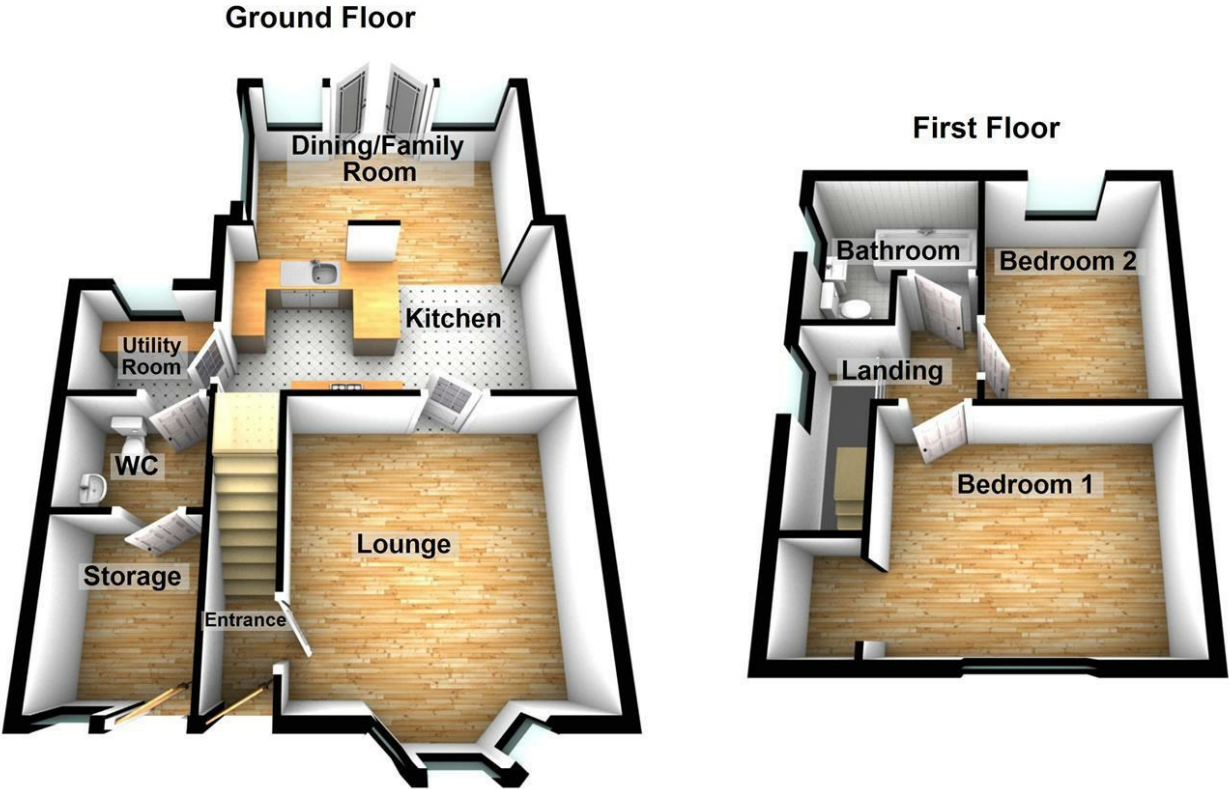








Floor Plan



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		84
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC