

## 8 Thistley Close

Walkerville, Newcastle Upon Tyne, NE6 4PE

\*\* FREEHOLD \*\* WELL PRESENTED THREE BEDROOM DETACHED BUNGALOW \*\* CHAIN FREE \*\*

\*\* CUL-DE SAC POSITION \*\* REFURBISHED BREAKFASTING KITCHEN \*\* BLOCKED PAVED DRIVEWAY \*\*

\*\* CLOSEST METRO STATION WALKERGATE 0.1 miles \*\* CLOSE TO BENFIELD PARK MEDICAL CENTRE \*\*

\*\* PRIVATE REAR GARDEN \*\* ENERGY RATING D \*\* COUNCIL TAX BAND C \*\*

**Offers Over £229,950**



- Three Bedroom Detached Bungalow
- Low Maintenance Rear Garden
- Chain Free- Freehold
- Cul-De-Sac Location
- Off Street Parking
- Council Tax Band C
- Modern Kitchen & Bathroom
- Nearby Metro Station
- Energy Rating D

#### Entrance Hall

4'2" x 3'7" (1.29 x 1.11)

Composite door into hallway with tiled floor - door to inner hallway

#### Inner Hallway

17'3" x 3'7" (5.27 x 1.10)

Inner hallway with oak flooring access to, lounge, bedroom 1, bedroom 2, bedroom 3 and kitchen

#### Lounge

14'7" into bay x 11'10" (4.47 into bay x 3.62)

Double glazed bay window, radiator.

#### Bedroom 1

12'5" into bay x 11'9" (3.80 into bay x 3.59 )

Double glazed bay window, radiator.

#### Bedroom 2

12'6" x 11'6" (3.83 x 3.53 )

Double glazed windows, radiator

#### Bedroom 3

11'11" x 9'10" (3.64 x 3.02)

Double glazed window, radiator

#### Breakfasting Kitchen

11'8" x 9'10" (3.56 x 3.01 )

French doors with access to rear garden, tiled floor with range of wall and floor units, with countertops, built in oven and hob with overhead

extractor hood, breakfast bar, tiled floor, radiator and two Velux style windows and separate cupboard housing boiler. - access to bathroom

#### Bathroom

7'3" x 6'11" (2.23 x 2.12)

Double glazed windows, radiator, part tiled walls, tiled floor, radiator, WC with concealed cistern, wash hand basin, bath with overhead shower.

#### External

To to the front of the property there is a blocked paved driveway and to the rear there is a private garden with patio area and artificial grass with side access from both side.

#### Para - 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 - Limited Three -

Likely 02 - Limited Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely 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

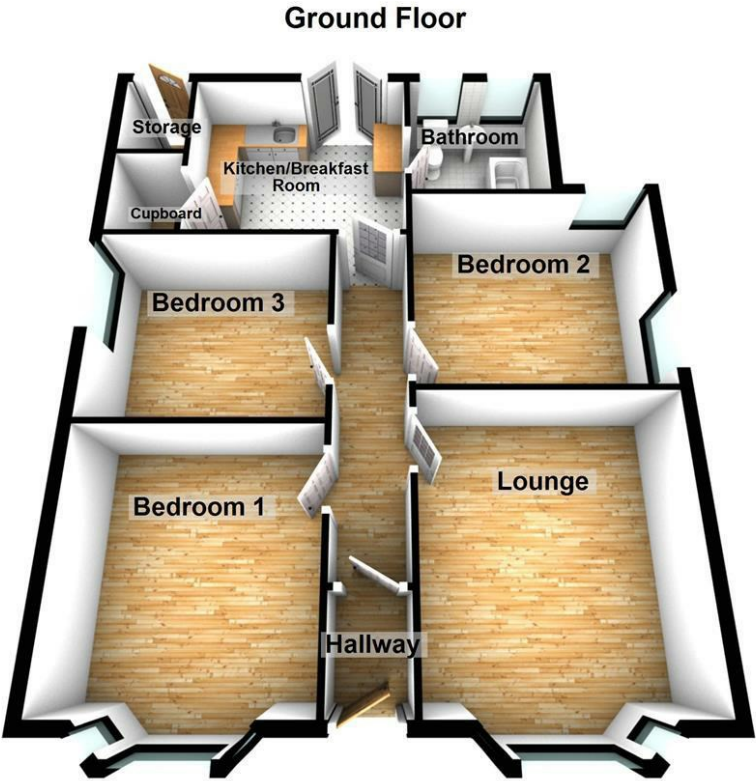
This information must be confirmed via our surveyor.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	70
(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