

11 Radstock Walk

Walker, Newcastle Upon Tyne, NE6 3LG

** FREEHOLD ** GREAT FIRST BUY ** THREE BEDROOM MODERN SEMI DETACHED HOUSE **

** ALLOCATED PARKING BAY ** BALCONY TO MAIN BEDROOM ** DOWNSTAIRS WC **

** CLOSE TO CITY CENTRE, MAJOR ROAD LINKS AND LOCAL AMENITIES ** WEST FACING REAR GARDEN

** COUNCIL TAX BAND B ** ENERGY RATING C **

Offers Over £175,000



- Freehold
- Modern Three Bedroom Semi Deatched House
- Great First Buy or Family Home
- Allocated Parking Bay and Visitors Parking
- Downstairs WC
- Close to City Centre
- West Facing Rea Garden
- Energy Rating C
- Council Tax Band B

Entrance

Composite door opening into hallway

Hallway

12'10" x 3'8" (3.92 x 1.12)

Access to downstairs WC, lounge, dining area, kitchen and stairs to first floor and storage cupboard.

Lounge

14'7" x 11'10" (4.45 x 3.62)

Double glazed window to front and French doors opening into rear garden, radiator

Downstairs WC

6'4" x 5'0" (1.95 x 1.53)

Double glazed window, radiator, WC, wash hand basin and two cupboards.

Dining Area

9'6" x 9'1" (2.91 x 2.77)

Two double glazed windows and French doors to rear garden, radiator

Kitchen

11'1" x 6'11" (3.40 x 2.12)

Double Glazed window, range of wall and floor units with countertops, sink, integrated fridge freezer, built in oven and gas hob with extractor hood

Stairs to First Floor

Stairs to first floor with large double glazed window. Loft access on Landing.

Landing

Access to bedrooms, bathroom and loft.

Bedroom 1

14'7" x 11'11" (4.45 x 3.65)

Double glazed window to rear garden, French doors opening to balcony to front of property, radiator.

Bedroom 2

13'2" x 10'10" (4.03 x 3.31)

Double glazed corner window to front of property, radiator

Bedroom 3

9'7" x 7'5" (2.93 x 2.27)

Double glazed window to rear of property, radiator

Family Bathroom

7'8" max into shower x 8'5" (2.36 max into shower x 2.59)

Double glazed window, air vent, WC, wash hand basin, bath and separate shower cubicle.

External

To the front there is an allocation parking bay, with additional visitors

parking and to the rear there is a lawn and patio areas.

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: 220 Mbps

Mobile Indoor: EE - Limited Three -

Limited 02 - Likely Vodafone -

Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likley 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

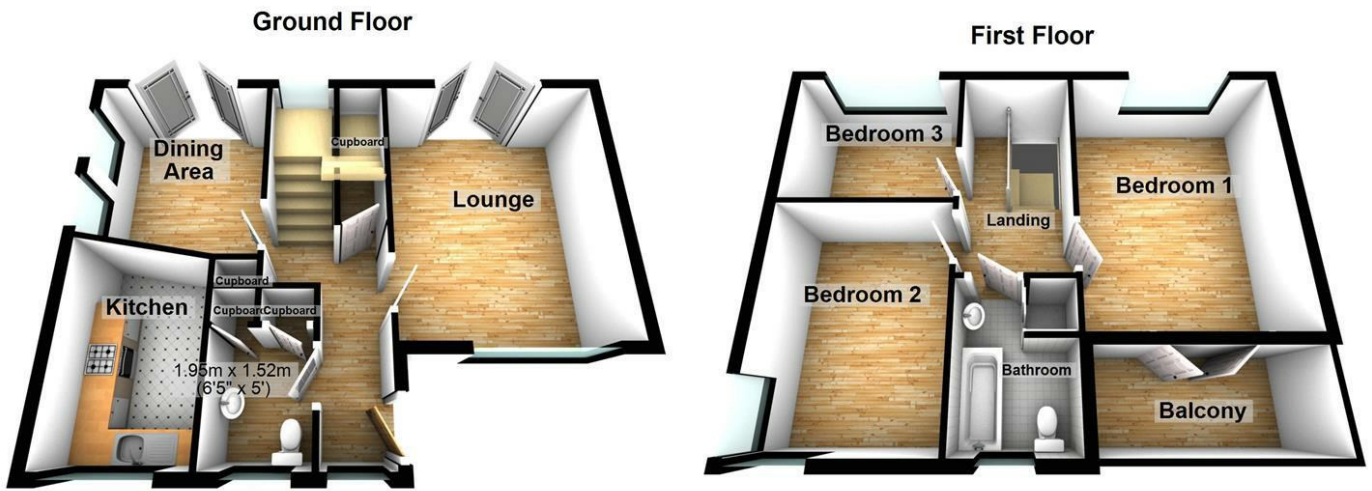
This information must be confirmed via our surveyor.







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	77	78
(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	