

## 14 Langley Place

Walkerdene, Newcastle Upon Tyne, NE6 4EF

\*\* FREEHOLD \*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* EN-SUITE TO MASTER \*\*

\*\* OPEN PLAN LIVING AREA \*\* DOWNSTAIRS WC \*\* MODERN KITCHEN & BATHROOM \*\*

\*\* GARAGE & OFF STREET PARKING \*\* COUNCIL TAX BAND B \*\* ENERGY RATING B \*\*

\*\* CLOSEST METRO STATION WALKERGATE 0.7 MILES \*\*

**Offers Around £195,000**



- Three Bedroom Semi Detached

- Open Plan Living area
- Freehold

#### Hallway

Double glazed entrance door, stairs to the first floor landing with storage cupboard under, double glazed window, laminate flooring, radiator.

#### Cloaks/WC

5'10" max x 4'4" (1.78 max x 1.34) Double glazed window, WC and wash hand basin, radiator.

#### Lounge Area

17'3" x 12'11" max (5.27 x 3.95 max) Double glazed window, laminate flooring, radiator, double glazed French doors leading out to the rear garden. Open plan to dining area.

#### Dining Area

7'8" min x 6'6" (2.34 min x 1.99) Double glazed window, laminate flooring, radiator. Open to kitchen.

#### Kitchen

10'1" x 8'5" (3.09 x 2.5) Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit Double glazed window, laminate flooring, radiator.

#### Landing

Double glazed window, cupboard.

- En-Suite To Master

- Modern Kitchen & Bathroom
- Council Tax Band B

#### Bedroom 1

12'2" x 8'8" (3.72 x 2.66) Double glazed window, radiator.

#### En-Suite

8'2" x 4'8" (2.49 x 1.43) Double glazed window, part tiled walls, radiator, WC, wash hand basin and shower cubicle.

#### Bedroom 2

10'3" x 8'8" (3.14 x 2.65) Double glazed window, radiator.

#### Bedroom 3

8'11" x 8'3" (2.74 x 2.54) Double glazed window, radiator.

#### Family Bathroom

8'4" max x 7'11" max angular (2.55 max x 2.43 max angular) Double glazed window, part tiled walls, radiator, WC, wash hand basin and bath.

#### Garage & Parking

There is a detached garage to the side of the property together with space for off street parking.

#### External

Externally there is a garden to the front of the property which is laid to lawn. The rear garden has artificial turf for low maintenance and a paved patio area.

- Downstairs WC

- Detached Garage & Parking
- Energy Rating B

#### 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: 10000 Mbps  
Upload: 10000 Mbps  
Mobile Indoor: EE - Limited Three - Limited 02 - Likely Vodafone - Likely  
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.

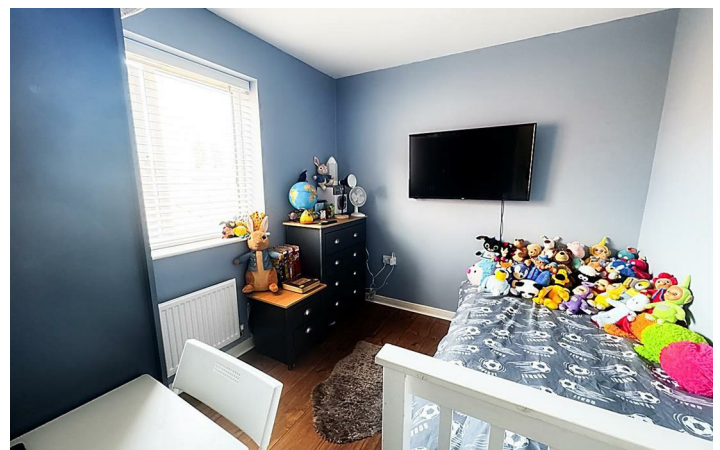
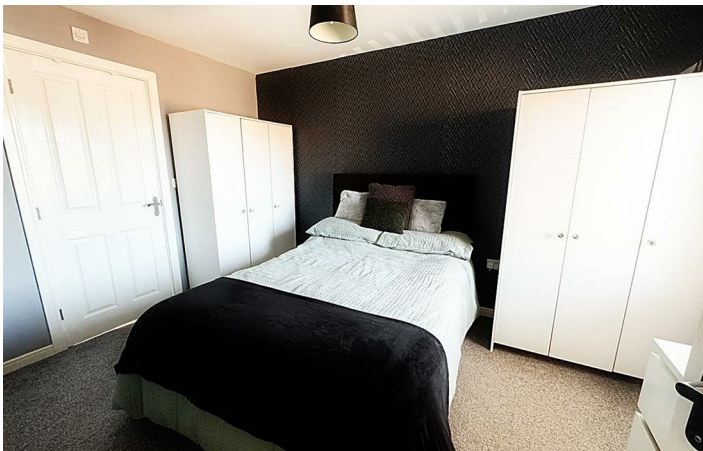
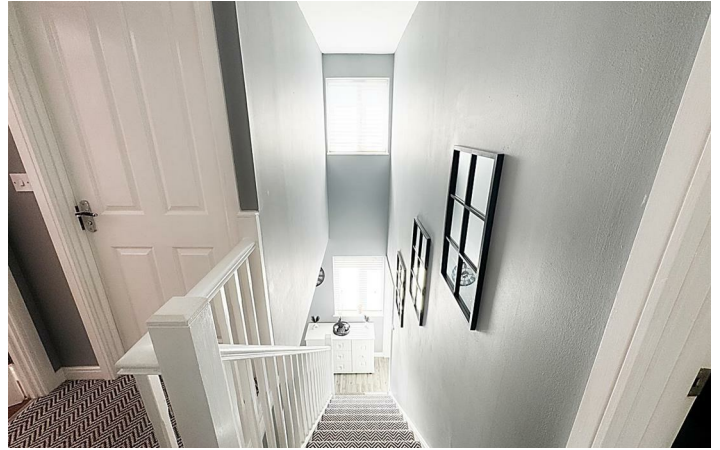
##### CONSTRUCTION:

Traditional  
This information must be confirmed via our surveyor.

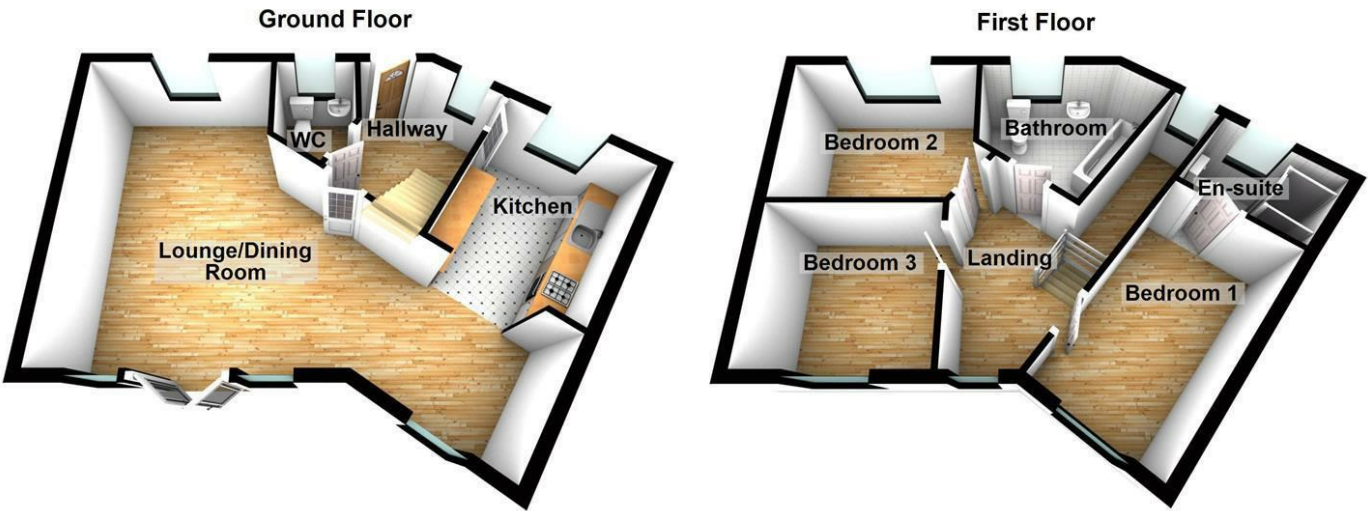








Floor Plan



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) A		95
(81-91) B	83	
(69-80) C		
(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	