

19 Langley Road

Walkerdene, Newcastle upon Tyne, NE6 4DE

**** FREEHOLD ** SEMI DETACHED HOUSE ** TWO DOUBLE BEDROOMS ** CONSERVATORY ****

**** TWO RECEPTION ROOMS ** CLOSE TO LOCAL AMENITIES AND SCHOOLS ** DRIVEWAY PARKING ****

**** WESTERLY ASPECT REAR GARDEN ** COUNCIL TAX BAND B ** GREAT STARTER HOME ****

**** ENERGY RATING D ** CLOSEST METRO STATION WALKERGATE METRO APPROX. 0.5 miles ****

Offers Over £160,000



- Two Double Bedrooms
- Freehold
- Driveway Parking
- Conservatory
- Great Starter Home
- Energy Rating D
- Westerly Rear Aspect
- Two Reception Rooms
- Council Tax Band B

Entrance Hallway

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

Lounge

11'8" x 12'2" (3.55 x 3.72)

Double glazed bay window, feature fireplace with living flame effect stove fire, wood flooring, radiator, double doors opening to the dining room.

Dining Room

11'10" x 12'2" (3.61 x 3.72)

Wood flooring, radiator, double doors opening to the conservatory.

Conservatory

8'11" x 7'7" (2.71 x 2.31)

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

Kitchen

11'7" x 6'11" (3.54 x 2.10)

Fitted with a range of floor units with work surfaces over, sink, built in oven and hob, ladder style radiator, double glazed window.

Landing

Single glazed leaded glass window, access to loft, radiator.

Bedroom One

11'9" + bay x 12'3" (3.59 + bay x 3.73)

Double glazed bay window, radiator.

Bedroom Two

11'11" x 10'10" (3.64 x 3.31)

Built in wardrobes, double glazed window, radiator.

Bathroom

9'3" x 7'2" (2.83 x 2.19)

Shower cubicle, bath, WC, wash hand basin with built under storage, part tiled walls, double glazed window, radiator.

External

Externally there is block paving to the front providing space for on site parking. There is a good sized garden to the rear which is mostly lawned together with patio area and benefiting from a Westerly aspect.

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 - Limited 02 - Likley Vodafone - Likely
Mobile Outdoor: EE - Likely Three - Likely 02 - Likley Vodafone - Likely

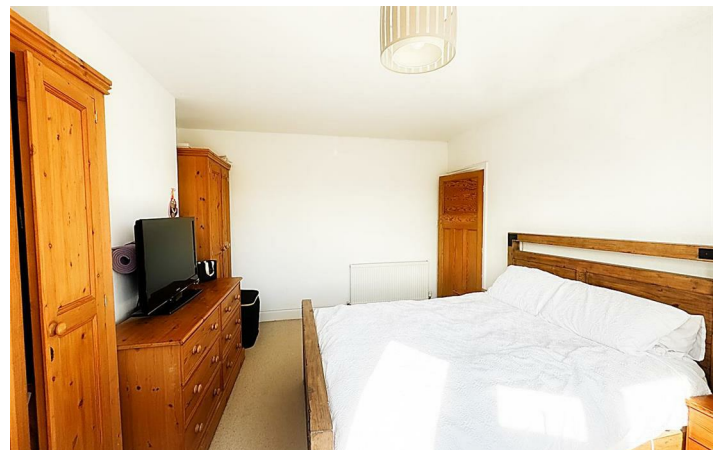
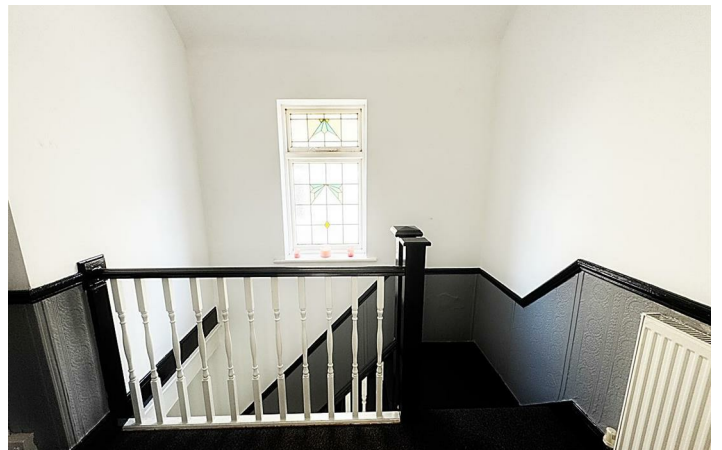
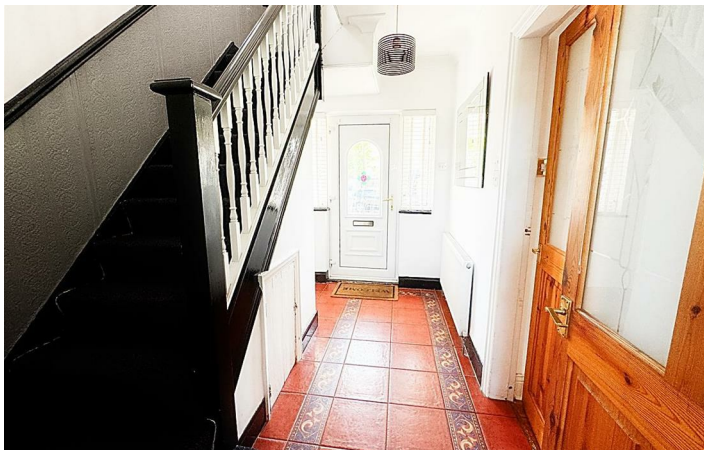
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

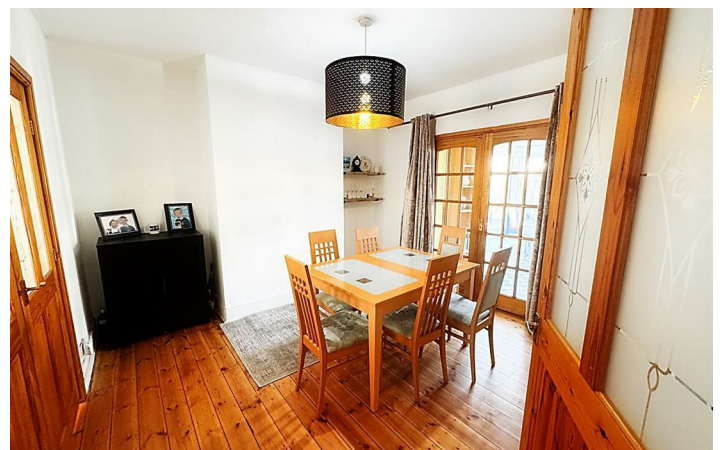
FLOOD RISK:

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

CONSTRUCTION:

Traditional
This information must be confirmed via our surveyor.

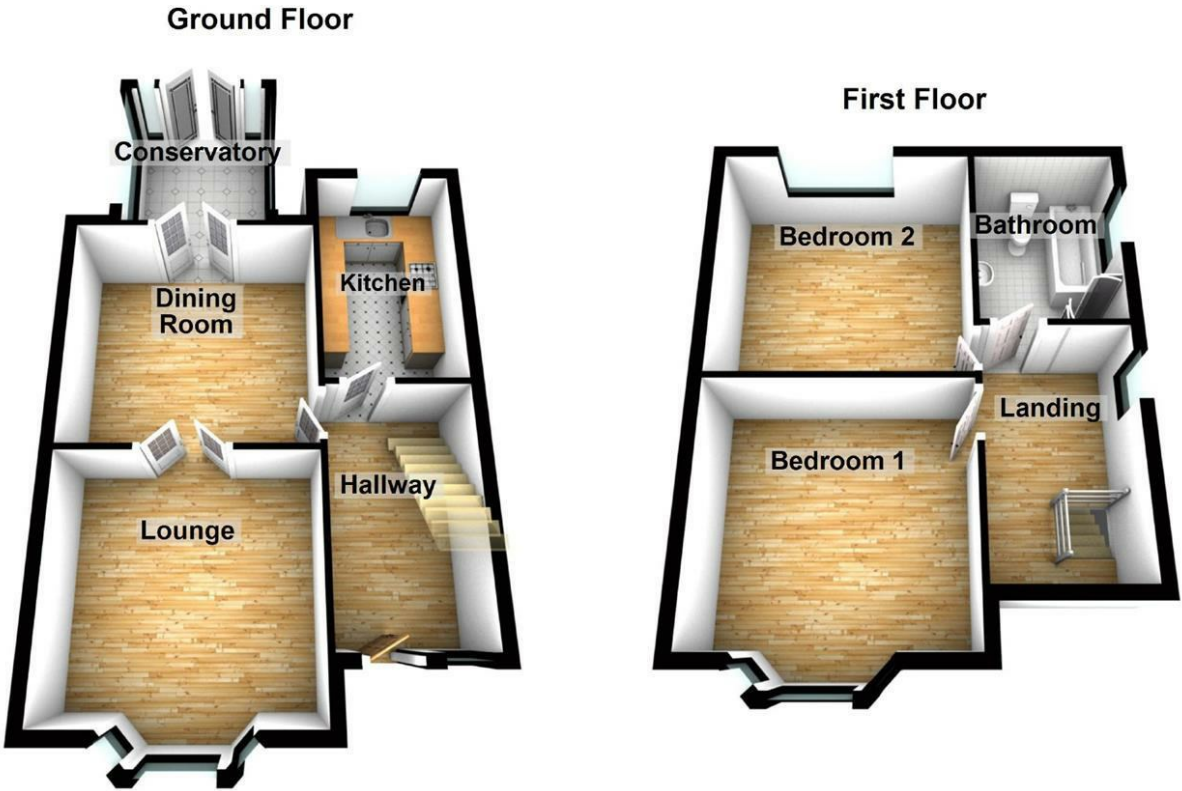








Floor Plan



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		
(55-68) D		
(39-54) E	57	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	