



65 Walkerfield Court

Walker, Newcastle Upon Tyne, NE6 4DX

**** FREEHOLD ** FOUR BEDROOM DETACHED HOUSE ** DOWNSTAIRS WC ** CORNER PLOT ****

**** ENSUITE TO MASTER BEDROOM** DETACHED GARAGE WITH DOUBLE DRIVE ****

**** FRONT AND REAR GARDENS ** COUNCIL TAX BAND C ** ENERGY RATING B ****

Offers Over £245,000



- Freehold
- Corner Plot
- Council Tax Band C
- Four Bedroom Detached House
- Downstairs WC
- Energy Rating B
- Ensuite to Master Bedroom
- Detached Garage

Entrance

Composite door into hallway, stairs to first floor. downstairs WC and cupboard, laminate flooring.

Downstairs WC

5'9" x 2'11" (1.76 x 0.91)

Double Glazed window, radiator, WC and wash hand basin

Lounge

16'4" into bay x 12'4" (5.00 into bay x 9'0" x 35'11" (2.75 x 10.97) 3.76)

Double glazed bay window, radiator

Kitchen/Diner

19'10" x 11'8" (6.05 x 3.56)

Double glazed window and French doors to rear garden, radiator.

Range of wall and floor units with countertops, built in oven and hob with overhead extractor hood, integrated Fridge/freezer. Laminate flooring.

landing

Window, access to bedrooms, family bathroom and loft access..

Bedroom 1

12'9" x 9'9" (3.89 x 2.98)

Double glazed window, Radiator and access to ensuite.

Ensuite

6'2" into shower x 3'7" (1.89 into shower x 1.11)

Air Vent, radiator, part tiled walls, WC, wash hand basin.

Bedroom 2

12'8" x 9'10" (3.87 x 3.02)

Double glazed window, radiator.

Bedroom 3

Double glazed window, radiator

Bedroom 4

8'8" x 6'5" (2.65 x 1.97)

Double glazed window, radiator

Family Bathroom

6'7" x 5'7" (2.03 x 1.71)

Air vent, part tiled walls, bath, WC, wash hand basin and radiator.

External

To the front there is a garden laim mainly with lawn. To the rear there is a garden laid mainly to lawn with access to double driveway and detached garage.

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 - Lkley Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Lkley 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:

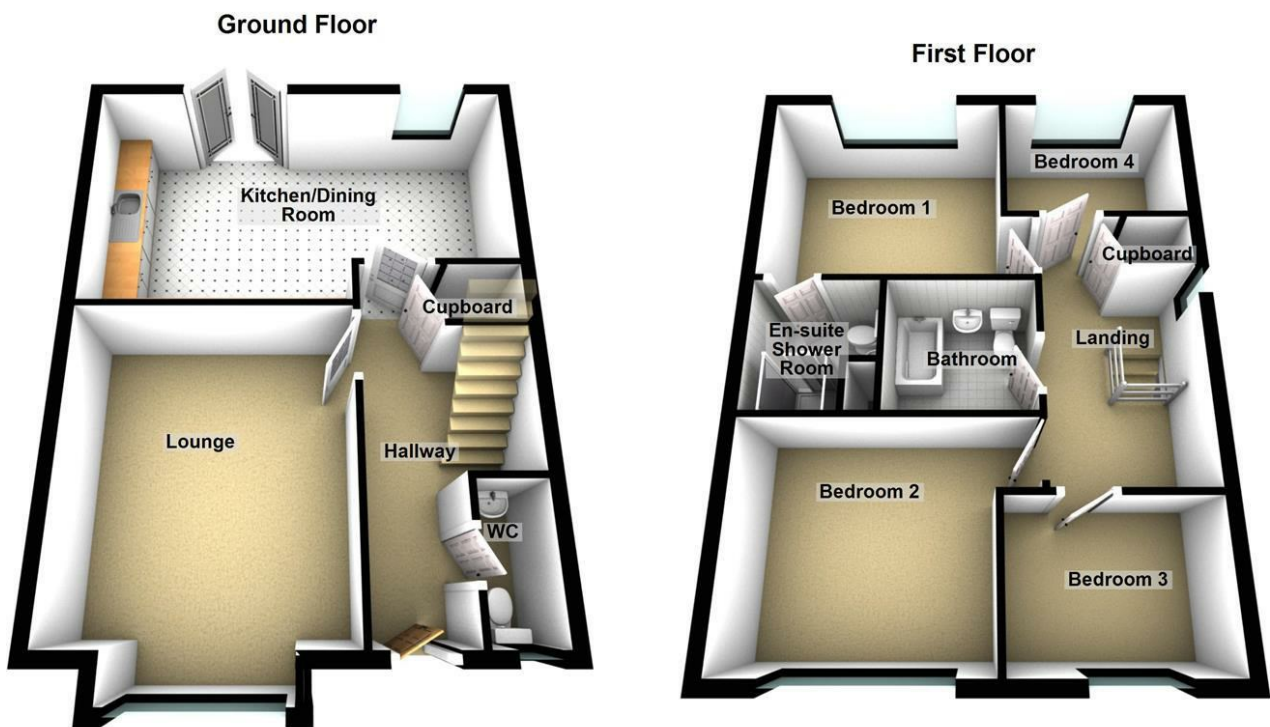
Traditional .

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		94
(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	