

51 Wharrier Street

Walker, Newcastle Upon Tyne, NE6 3DY

** FREEHOLD ** THREE BEDROOM END TERRACE HOUSE ** OVERLOOKS PARK GROUNDS **

** DRIVEWAY PARKING FOR MULTIPLE VEHICLES ** SOUTH FACING GARDEN TO REAR **

** DOWNSTAIRS WC ** GREAT FIRST TIME BUY ** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Offers Over £135,000



- Freehold
- South Facing Rear Garden
- Three Bedroom End Terrace House
- Great First Buy
- Over Looking Park
- Driveway Parking for Multiple Cars
- Downstairs WC
- Council Tax Band A
- Energy Rating TBC

Entrance

Double glazed door opening to inner hallway with laminate flooring, understair cupboard and stairs to first floor.

Lounge

13'3" x 13'2" (4.06 x 4.03)

Double glazed bow window looking over rear garden, electric fireplace, radiator and access to kitchen

Kitchen

15'1" x 6'11" (4.60 x 2.12)

Double glazed window, radiator, part tiled walls and floor. Fitted with range of wall and floor units with countertops, sink, built in oven and hob with overhead extractor hood and plumbed for washing machine.

Rear hallway

8'3" x 2'11" (2.54 x 0.89)

Access to downstairs WC and rear garden, laminate flooring

Downstairs WC

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

Stairs to first floor

Stairs to first floor landing

Landing

Loft access, access to bedrooms and bathroom

Bathroom

6'8" x 4'6" (2.05 x 1.39)

Double glazed window, ladder style radiator, tiled walls, wash hand basin, bath with overhead shower.

Bedroom 1

12'7" x 11'10" (3.86 x 3.63)

Double glazed window and radiator.

Bedroom 2

12'7" x 8'5" (3.86 x 2.58)

Double glazed window and radiator

Bedroom 3

8'5" x 8'1" (2.59 x 2.47)

Double glazed window and radiator.

External

To the front of the property there is a blocked paved drive for multiple vehicles. To the the rear there is a good sized south facing garden with patio area and lawn.

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 - Likely Three -

Likely 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.

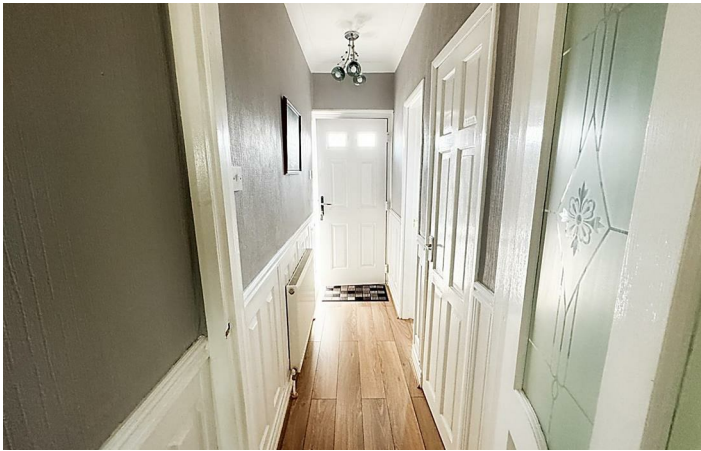
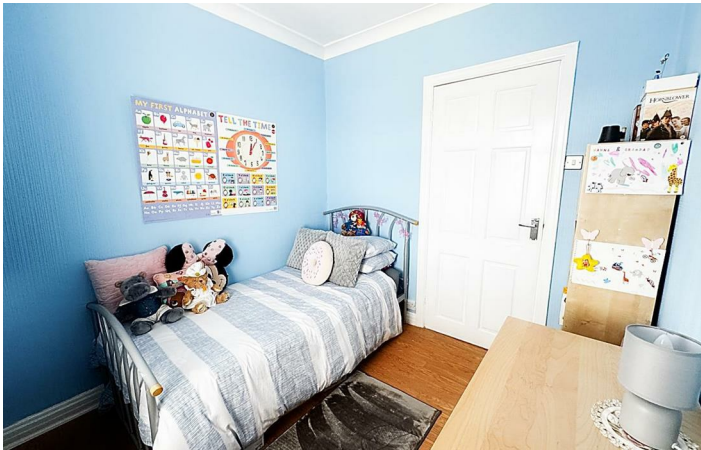
Surface water: Very low.

CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

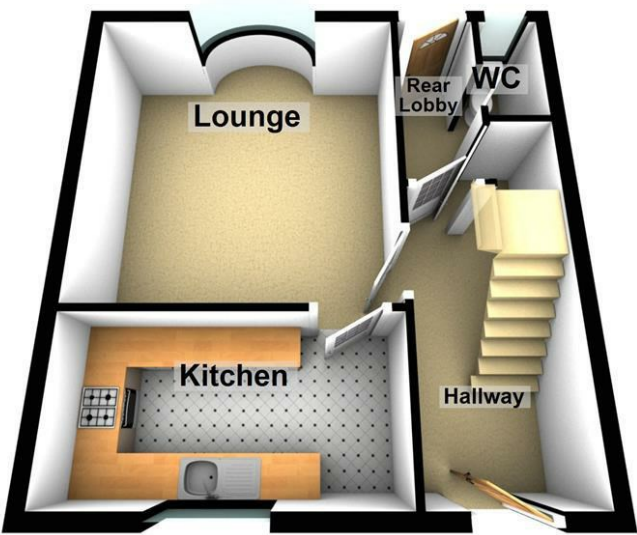




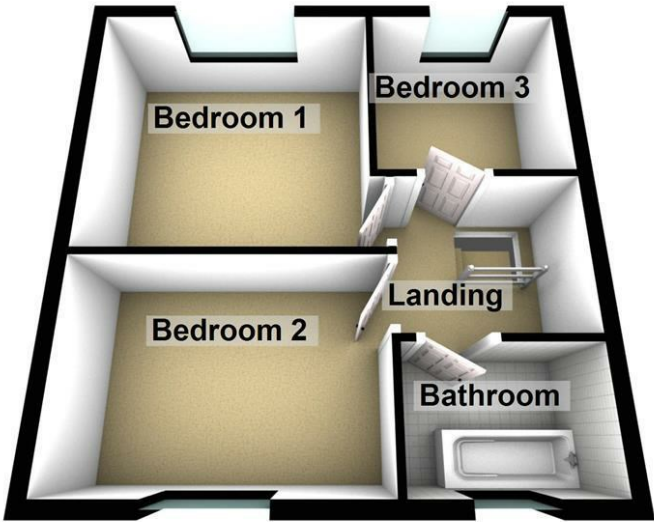


Floor Plan

Ground Floor



First Floor



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC