



29 Larchwood Avenue

Walkerville, Newcastle Upon Tyne, NE6 4NX

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **
** SPACIOUS OPEN PLAN KITCHEN/DINING/LIVING AREA ** MODERN REFITTED BATHROOM **
** LOVELY LOW MAINTENANCE WESTERLEY ASPECT GARDEN TO REAR WITH GARDEN ROOM **
** OFF STREET PARKING FOR TWO VEHICLES ** CLOSE TO AMENITIES & NEARBY METRO STATION **
** COUNCIL TAX BAND C ** FREEHOLD ** ENERGY RATING C **

Offers Over £285,000



- Extended Three Bedroom Semi Detached House
- Modern Bathroom With Four Piece Suite

- Nearby Metro Station - Freehold

Hallway
Double glazed composite entrance door, wood effect herringbone flooring, stairs to the first floor landing with storage cupboard under, vertical radiator.

Lounge

13'0" x 11'5" + bay (3.98 x 3.48 + bay)
Double glazed bay window, coving to ceiling, radiator.

Living Area

16'2" x 11'10" (4.94 x 3.63)
Feature media wall with living flame effect inset fire and lighting, vertical radiator, wood effect herringbone flooring. Open plan to kitchen area.

Kitchen Area

Fitted with a range of wall and base units with contrasting work surfaces over and central island, integrated oven and hob with extractor hood over, integrated dishwasher, fridge and freezer, sink unit. Double glazed window, radiator, wood effect herringbone flooring, two skylight windows and double glazed French doors leading out to the rear garden.

Utility Area

10'0" x 2'9" (3.06 x 0.84)
Plumbed for washing machine, double glazed French doors leading out to the side.

- Superbly Presented & Ready To Move Into
- Off Street Parking For Two Vehicles

- Council Tax Band C

Landing
Double glazed window, access to the loft which is boarded and has pull down ladders and lighting.

Bedroom 1

12'7" x 10'11" (3.84 x 3.33)
Double glazed window, fitted sliding door wardrobes, radiator.

Bedroom 2

10'11" x 10'10" (3.34 x 3.32)
Double glazed window, fitted wardrobe, laminate flooring, radiator.

Bedroom 3

9'2" x 7'11" (2.81 x 2.42)
Double glazed window, laminate flooring, radiator.

Bathroom

7'8" x 7'3" (2.35 x 2.22)
Comprising; bath, shower cubicle, WC and wash handbasin with built-under storage. Double glazed windows, tiling to walls and floor, vertical radiator.

External

Externally the front is block paved and provides off street parking for two vehicles. There is a lovely westerly aspect garden to the rear which has a paved patio area and artificial grass. There is also a spacious garden room at the bottom of the garden, this has storage space, power points and lighting and could have a variety of uses.

- Spacious Kitchen/Dining/Living Area
- Westerly Aspect To Rear With Garden Room

- Energy Rating C

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>

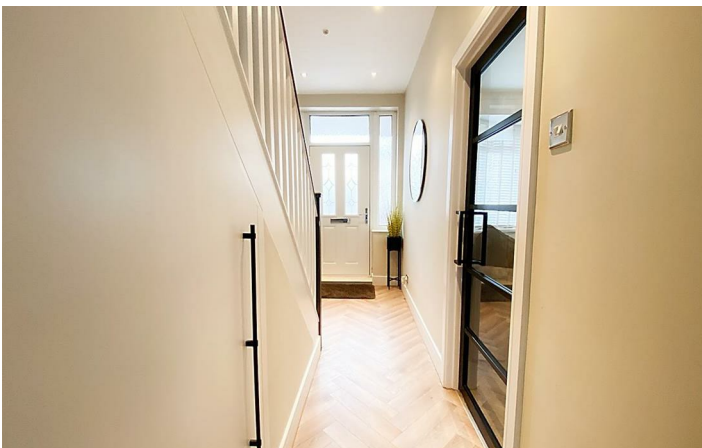
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

CONSTRUCTION:

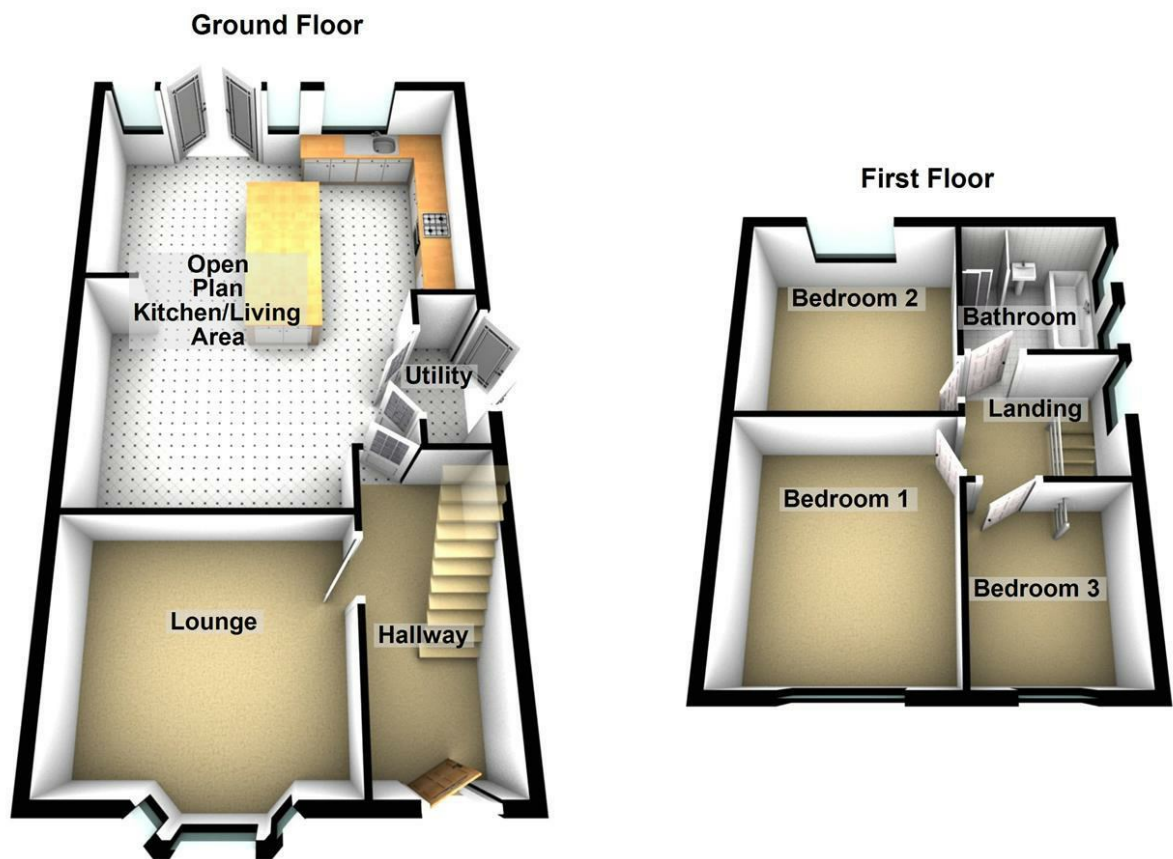
Traditional
This information must be confirmed via your surveyor and legal representative.







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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	80
England & Wales	EU Directive 2002/91/EC	