

89 Wyedale Way

Walker, Newcastle upon Tyne, NE6 4UA

** DETACHED HOUSE ** THREE BEDROOMS ** CORNER PLOT ** DETACHED GARAGE & PARKING **

** EN-SUITE TO MASTER ** DOWNSTAIRS WC ** SOUTHERLY ASPECT TO REAR **

** CLOSE TO LOCAL AMENITIES AS WELL AS ROAD LINKS TO NEWCASTLE CITY CENTRE **

** LOW MAINTENANCE GARDENS ** LEASEHOLD 999 FROM 01.03.2012 ** COUNCIL TAX BAND B **

** ENERGY RATING C **

Offers Over £195,000



- Three Bedroom Detached House
- Detached Garage & Parking
- Low Maintenance Gardens
- En-Suite To Master
- Southerly Aspect To Rear
- Energy Rating C

Entrance Hallway

Entrance door, laminate flooring, stairs to the first floor landing, radiator.

Cloakroom/WC

3'7" x 6'0" (1.08 x 1.82)

WC, wash hand basin, radiator, air vent.

Lounge

16'2" x 10'0" (4.94 x 3.04)

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

Kitchen/Diner

16'2" x 8'10" (4.92 x 2.68)

Fitted with a range of wall and base units, integrated oven and hob with extractor hood over, one and a half bowl sink unit, plumbed for dishwasher and washing machine, double glazed windows on being bay window, double glazed French doors opening to the rear garden.

First Floor Landing

Double glazed window, access to loft, radiator.

Bedroom One

10'4" x 12'1" max (3.14 x 3.69 max)

Fitted with sliding door wardrobes, double glazed windows, radiator.

En-suite

4'9" x 5'11" (1.45 x 1.80)

Shower cubicle, WC, wash hand basin, double glazed window, radiator.

Bedroom Two

8'8" x 10'2" (2.63 x 3.10)

Built in sliding door wardrobes, double glazed window, cupboard, radiator.

Bedroom Three

7'1" x 6'10" (2.16 x 2.09)

Double glazed window, radiator, fitted wardrobe.

Bathroom

5'7" x 8'8" (1.69 x 2.65)

Bath, WC, wash hand basin, part tiled walls, double glazed windows, radiator.

External

Externally there is a small garden area to the front which is fenced. To the rear and side the garden has artificial turf for low maintenance, together with decorative paving and further benefits from a southerly aspect. There is a rear access gate which leads to a single garage and space for parking.

Additional Images

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>. Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

- Downstairs WC
- Close to Local Amenities and Road Link to Newcastle City Centre
- Leasehold 999 years rom

01.03.2012

EE- Good outdoor and in-home

O2- Good outdoor, variable in-home

Three Good outdoor, variable in-home

Vodafone Good outdoor and in-home

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:

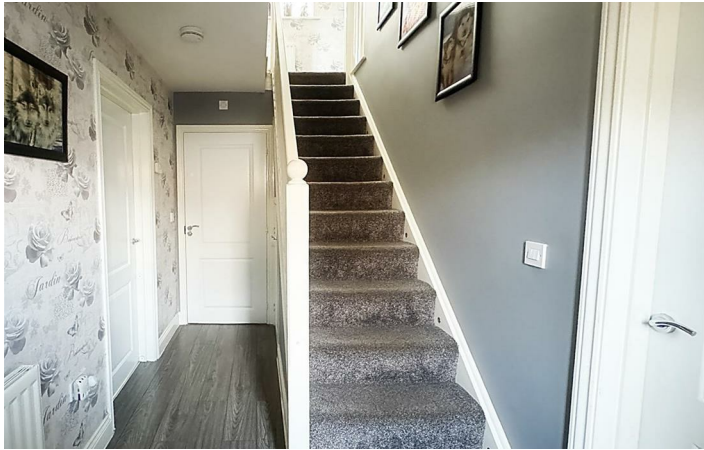
Traditional

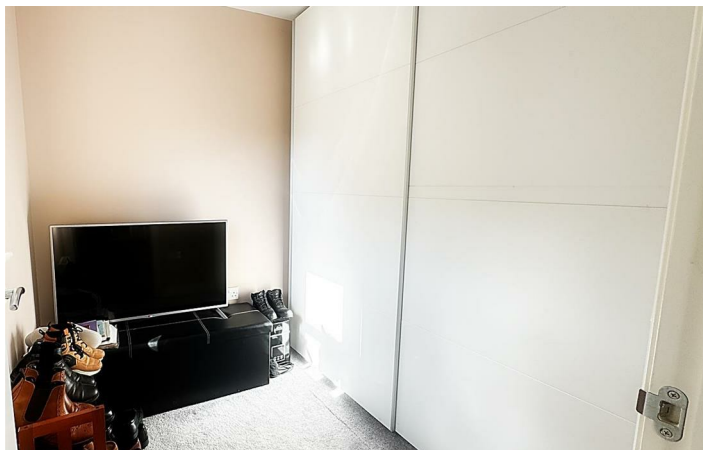
This information must be confirmed via your surveyor and legal representative.

Leasehold

999 Year Lease from 1st March 2012.

We have been advised by the seller that current Ground Rent is £150 per annum and Service Charges are £276 per annum. This information must be confirmed via your conveyancer.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(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	