



## 8 Holme Avenue

Walkerville, Newcastle Upon Tyne, NE6 4PS

**\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* RECENTLY REFURBISHED & READY TO MOVE INTO \*\***

**\*\* MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES \*\* DOWNSTAIRS WC \*\***

**\*\* SPACIOUS LOUNGE WITH BAY WINDOW \*\* GARDENS TO THREE SIDES \*\* CHAIN FREE \*\***

**\*\* OFF STREET PARKING \*\* HIGHLY POPULAR LOCATION \*\* COUNCIL TAX BAND C \*\* FREEHOLD \*\***

**\*\* ENERGY RATING C \*\***

**Price £285,000**



• Three Bedroom Semi Detached House

- Superb Modern Kitchen/Diner
- Freehold

#### Entrance Lobby

Double glazed composite entrance door, inner door leading into the hallway.

#### WC

4'5" x 3'0" (1.36 x 0.93)

Double glazed window, WC, wash hand basin with built-under storage, laminate flooring, radiator.

#### Hallway

Stairs to the first floor landing with storage cupboard under, radiator.

#### Lounge

13'11" x 12'9" + bay (4.25 x 3.89 + bay)

Double glazed bay window, coving to ceiling, radiator.

#### Kitchen/Dining Room

29'7" x 11'1" max x 9'5" min (9.03 x 3.393 max x 2.89 min)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink unit, integrated washing machine and dishwasher. Double glazed windows to both the front and rear elevation, laminate flooring, radiators and double glazed door to the rear garden.

- Recently Refurbished

- Downstairs WC

- Council Tax Band C

#### Landing

Double glazed window.

#### Bedroom 1

4.01 x 3.82

Double glazed window, radiator.

#### Bedroom 2

4.00 x 3.42

Double glazed window, cupboard, radiator.

#### Bedroom 3

3.05 x 2.38

Double glazed window, radiator.

#### Bathroom

7'6" x 5'9" (2.31 x 1.77)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed windows, tiling to walls and floor, ladder style radiator.

#### External

Externally there are gardens to the front, rear and side, together with space for off street parking.

#### 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>

- Sought After Location

- Off Street Parking - Chain Free

- Energy Rating C

EE-Good outdoor, variable in-home

O2-Good outdoor, variable in-home

Three-UK Good outdoor and 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.



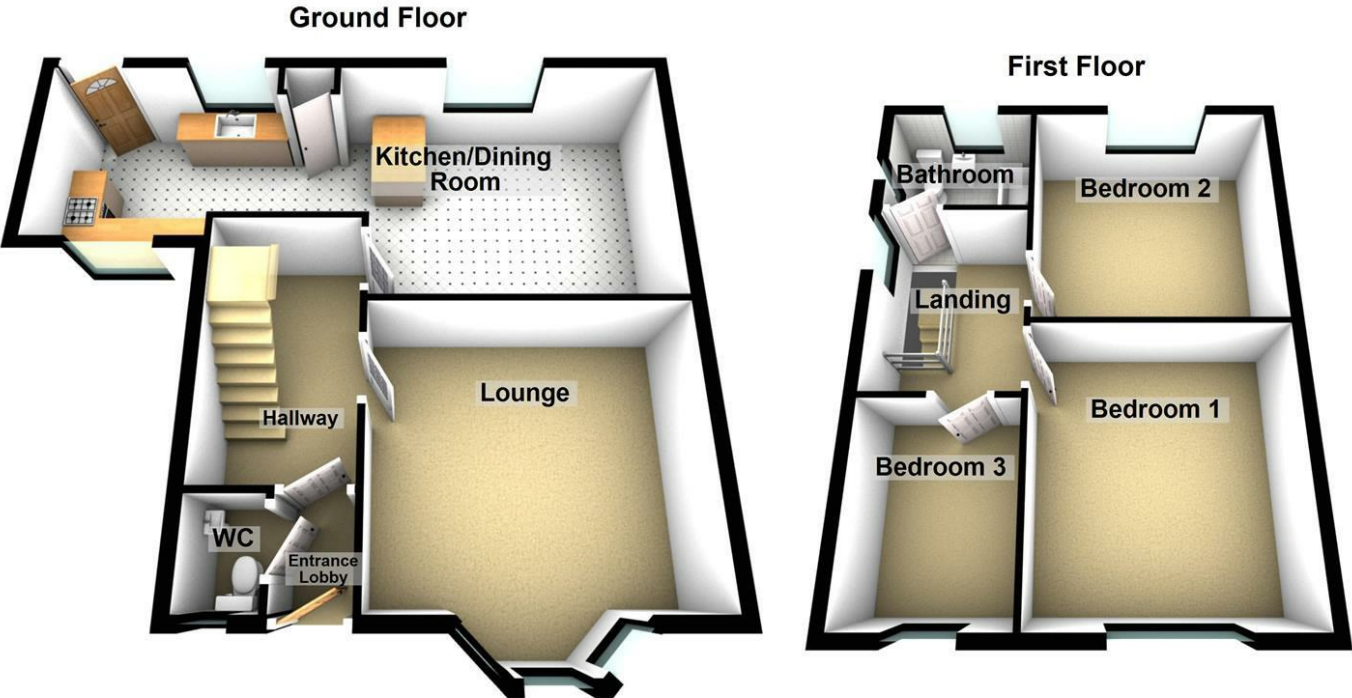








Floor Plan



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	84
England & Wales		EU Directive 2002/91/EC