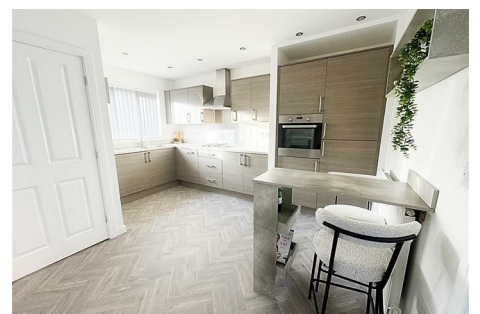
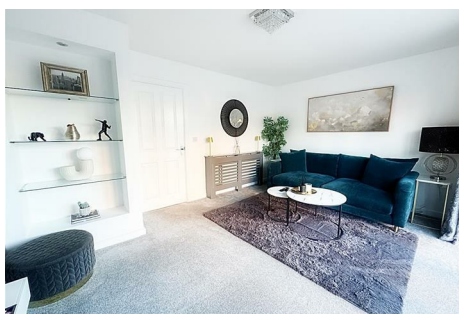




50 Langley Place

Walkerdene, Newcastle Upon Tyne, NE6 4EF

**** CHAIN FREE ** READY TO MOVE INTO ** THREE BEDROOM SEMI DETACHED HOUSE ****

**** EN-SUITE TO MASTER ** DOWNSTAIRS WC ** MODERN KITCHEN/DINER ** LOVELY REAR GARDEN ****

**** GARAGE & ON SITE PARKING ** LEASE 125 YEARS FROM 2015 ** COUNCIL TAX BAND C ****

**** ENERGY RATING B ** GREAT FIRST TIME BUY ****

Offers Around £220,000



- Three Bedroom Semi Detached House
- Downstairs WC
- Leasehold 125 Years from 1.7.2015

Entrance Hallway

Composite Door, radiator, downstairs WC

Downstairs WC

5'11" x 3'0" (1.81 x 0.93)

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

Kitchen/Diner

13'11" max x 14'7" max (4.25 max x 4.47 max)

Double glazed window, range of floor and wall units, counter surfaces, sink, integrated oven and hob with extractor hood over, stairs to the first floor accommodation, radiator.

Lounge

15'8" max x 10'11" (4.80 max x 3.34)

French doors leading to rear garden, radiator, electric modern fire.

Landing

Storage cupboard, radiator.

Bedroom 1

14'2" x 9'3" (4.32 x 2.83)

Double glazed window, radiator. Fitted wardrobes.

Ensuite

6'2" x 5'0" (1.90 x 1.53)

Double glazed window, WC, hand

- Ensuite to Master Bedroom
- Chain Free
- Council Tax Band C

was basin, shower cubical, part tiled walls, radiator.

Bedroom 2

13'10" x 8'2" (4.23 x 2.49)

Double glazed window, radiator.

Bedroom 3

10'10" x 8'2" (3.32 x 2.49)

Double glazed window, radiator.

Bathroom

6'3" x 6'2" (1.93 x 1.90)

Double glazed window, radiator, WC, hand wash basin, bath, part tiled walls.

External

Artificial turf to front and low maintenance garden to rear.

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, is an ground rent payment of £170 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.

- Modern Kitchen/Diner
- Lovely Rear Garden
- Energy Rating B

EE- Good outdoor, variable in-home

O2- Good outdoor and 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.

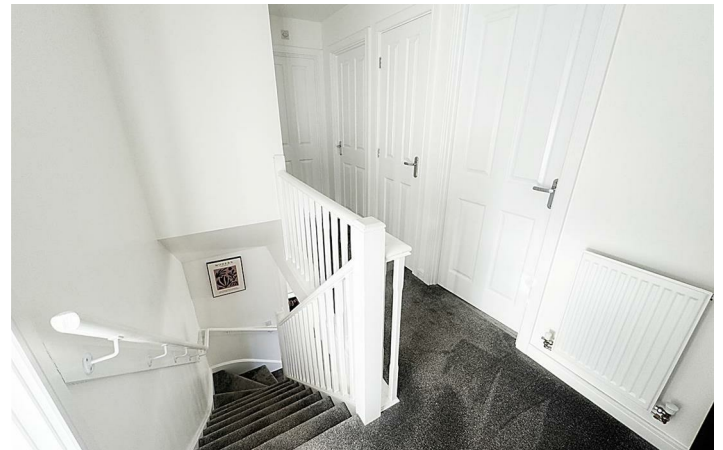
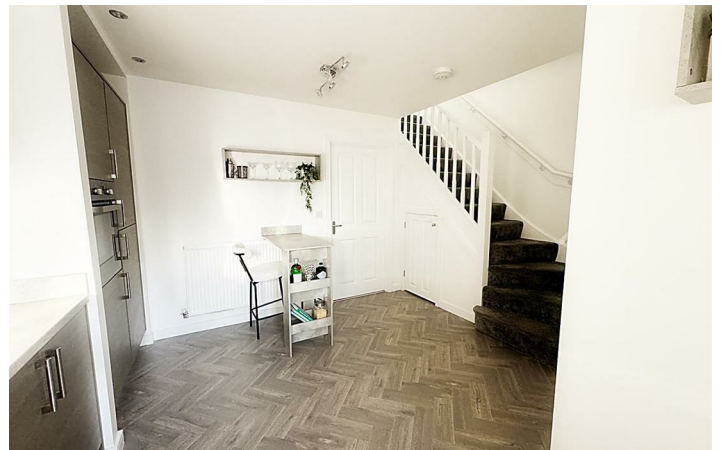
CONSTRUCTION:

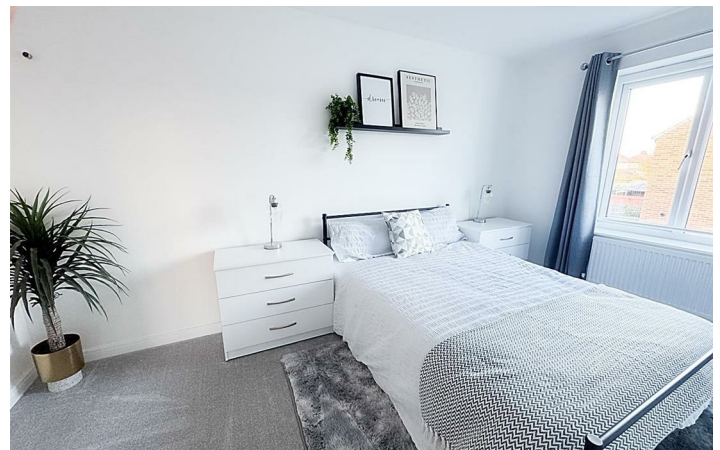
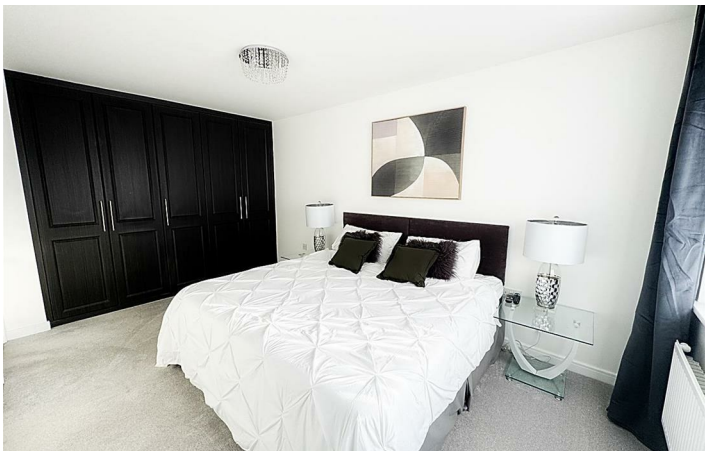
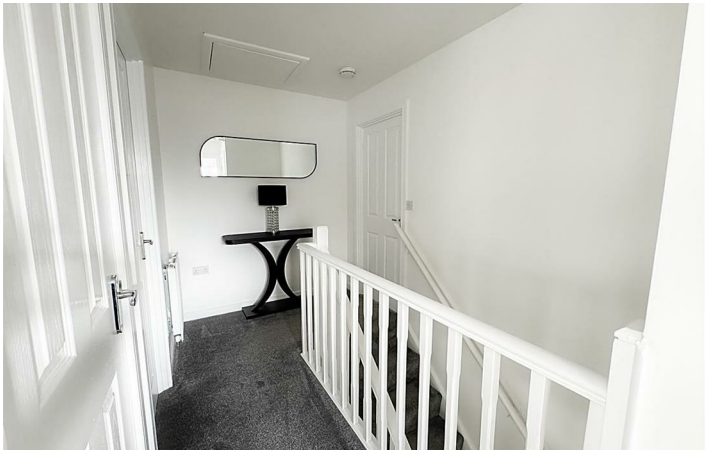
Traditional.

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

Lease

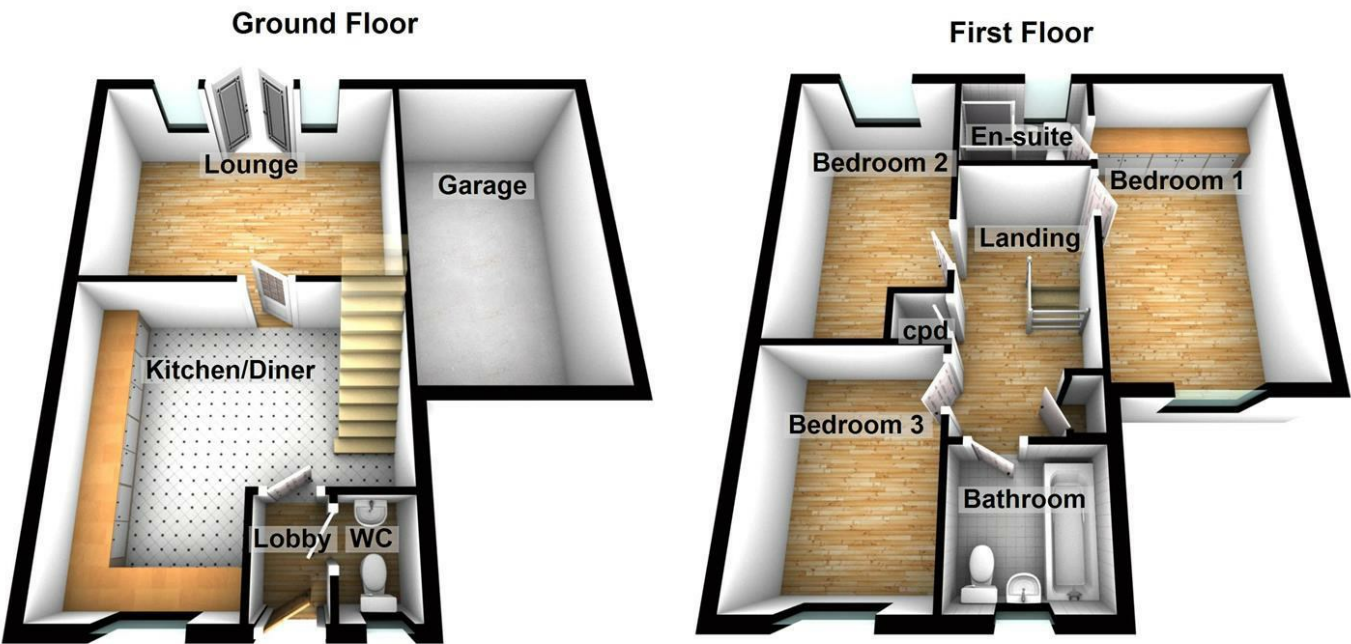
LEASEHOLD 125 YEARS FROM 1.7.15. We have been advised there is an ground rent payment of £170 per annum. This must be confirmed by your conveyancer.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(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	