



31 Winslow Place , Walker, NE6 3QB

**** AVAILABLE NOW FOR VIEWINGS ****

** STUNNING THREE BEDROOM MID TERRACE HOUSE ** VERY MUCH IMPROVED THROUGHOUT **

** MODERN KITCHEN/DINING ROOM ** DOWNSTAIRS WC ** FANTASTIC FIRST TIME BUY **

** SOUTH FACING LOW MAINTENANCE GARDEN TO REAR ** AMPLE RESIDENT PARKING TO REAR **

** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £140,000



- Stunning Mid Terrace House
- Downstairs WC

- Freehold

Entrance Lobby

Double glazed composite entrance door, tile effect flooring, radiator.

Hallway

Stairs to the first floor landing, tile effect flooring, radiator.

WC

5'8" x 2'7" (1.73 x 0.80)

Double glazed window, WC, tile effect flooring.

Lounge

14'8" x 11'3" (4.49 x 3.43)

Double glazed window, wood effect herringbone flooring, panelling to walls, storage cupboard, radiator.

Kitchen Area

9'6" x 7'5" (2.92 x 2.27)

Fitted with a modern range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit, double glazed window, tile effect flooring.

Dining Area

11'5" x 8'2" (3.48 x 2.50)

Double glazed window, storage cupboard, tile effect flooring, radiator and double glazed composite door leading to the rear garden.

Landing

Double glazed window, cupboards.

- Three Good Size Bedrooms
- South Facing Rear Garden

- Council Tax Band A

Bedroom 1

11'9" x 9'10" (3.59 x 3.01)

Double glazed window, laminate flooring, radiator.

Bedroom 2

11'9" x 8'7" (3.59 x 2.63)

Double glazed window, laminate flooring, cupboard, radiator.

Bedroom 3

Double glazed window, laminate flooring, radiator.

Bathroom

5'8" x 5'7" + 3'5" x 2'10" (1.75 x 1.71 + 1.05 x 0.88)

Double glazed window, bath with shower over, WC and wash hand basin, part tiled walls, tiling to floor, ladder style radiator.

External

Externally there is a paved area to the front with a fenced perimeter.

There is a lovely south facing garden to the rear which has a paved patio area and artificial grass.

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>

- Modern Kitchen/Diner
- Beautifully Presented Throughout

- Energy Rating D

EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home

Vodafone_

Good outdoor, variable in-home

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

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

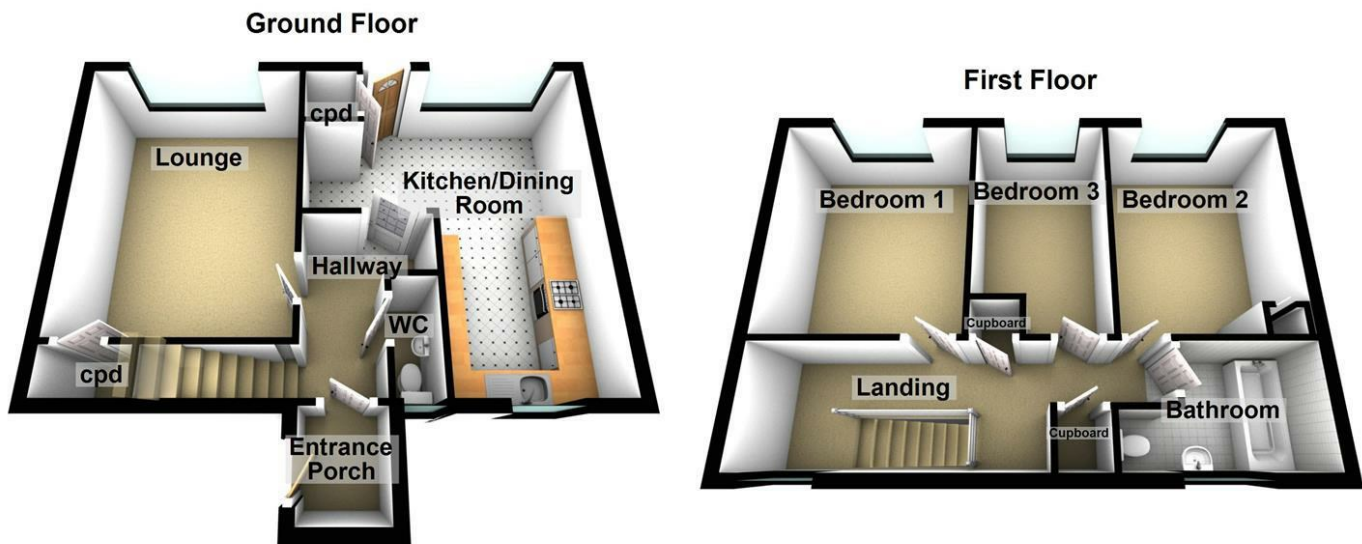
Traditional

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		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	