

## 8 Rotherdale Court , Walkergate, NE6 4UG

\*\* THREE BEDROOM END TERRACED TOWNHOUSE \*\* CHAIN FREE \*\* EN-SUITE TO MASTER \*\*

\*\* UTILITY ROOM \*\* DOWNSTAIRS WC \*\* ALLOCATED PARKING BAY \*\* REAR GARDEN \*\*

\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND ROUTES INTO CITY CENTRE \*\*

\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\* LEASEHOLD 999 YEARS FROM 01.03.2012 \*\*

**Offers Over £170,000**



- Great First Buy

- En-Suite To Master

- Council Tax Band B

**Entrance**

Glazed door into entrance lobby.

### Living Room

13'8" x 11'2" (4.17 x 3.40)

Double glazed window, radiator.

### Breakfasting Kitchen

8'2" x 14'2" (2.49 x 4.32)

Double glazed window, radiator, kitchen to one side and dining area to the other. There is an under stair storage cupboard and the kitchen has been fitted with a range of floor and wall units, counters and sink, gas hob and electric oven.

### Utility Room

4'2" x 6'10" (1.27 x 2.08)

Door to the rear garden and counters.

### Downstairs WC

3'0" x 6'10" (0.91 x 2.08)

Double glazed window, radiator and fitted with WC and pedestal wash hand basin.

### First Floor Landing

Double glazed window and radiator.

### Bedroom Two

12'1" x 8'2" (3.68 x 2.49)

Double glazed window, radiator.

- Three Bedroom End Terraced Town House

- Allocated Parking

- Energy Rating C

**Bedroom Three**

9'10" x 7'2" (3.00 x 2.18)

Double glazed window, radiator,

### Bathroom

5'6" x 6'9" (1.68 x 2.06)

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

### Stairs to second floor

### Bedroom One

10'7" x 11'1" (3.23 x 3.38)

Double glazed window, radiator.

### En - Suite

Double glazed skylight window, part tiled walls, radiator and fitted WC,

pedestal wash hand basin and shower cubicle.

### External

There is a fenced garden to the rear and there is allocated parking to the front of the property.

### 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,

- Downstairs WC and Utility Room

- Good Road Transport Links to Newcastle City Centre

• Leasehold 999 Years from 01.03.2012 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.

EE- Good outdoor and in-home

O2- Good outdoor, variable in-home

Three- 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:

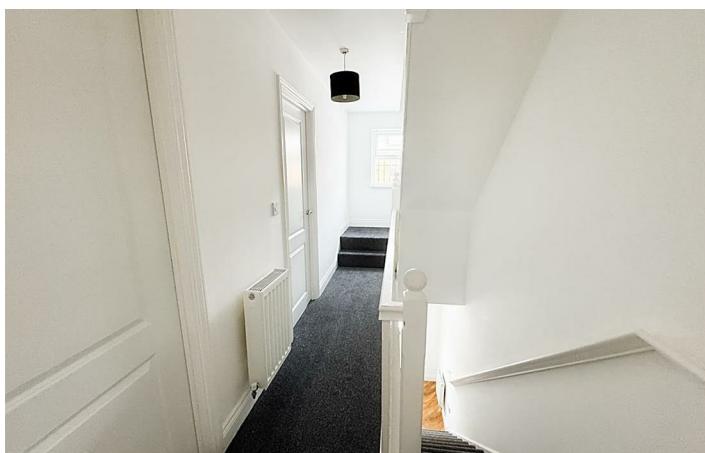
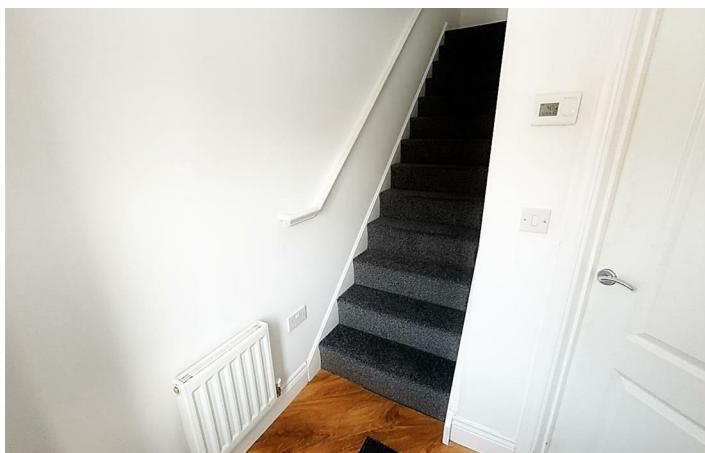
Surface water: Very low.

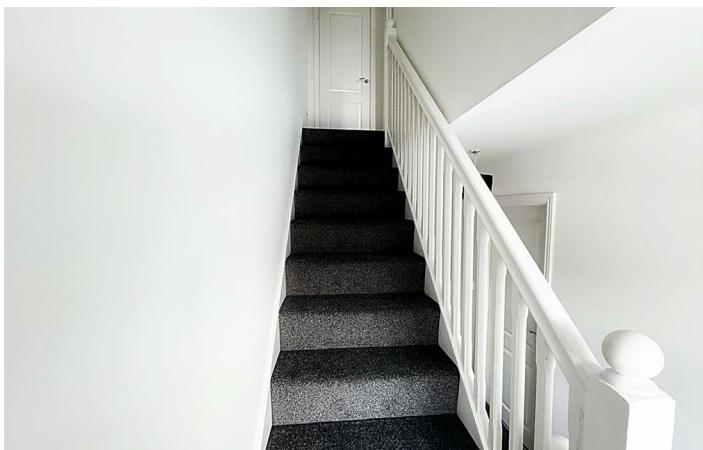
Rivers and the sea: Very low.

### CONSTRUCTION:

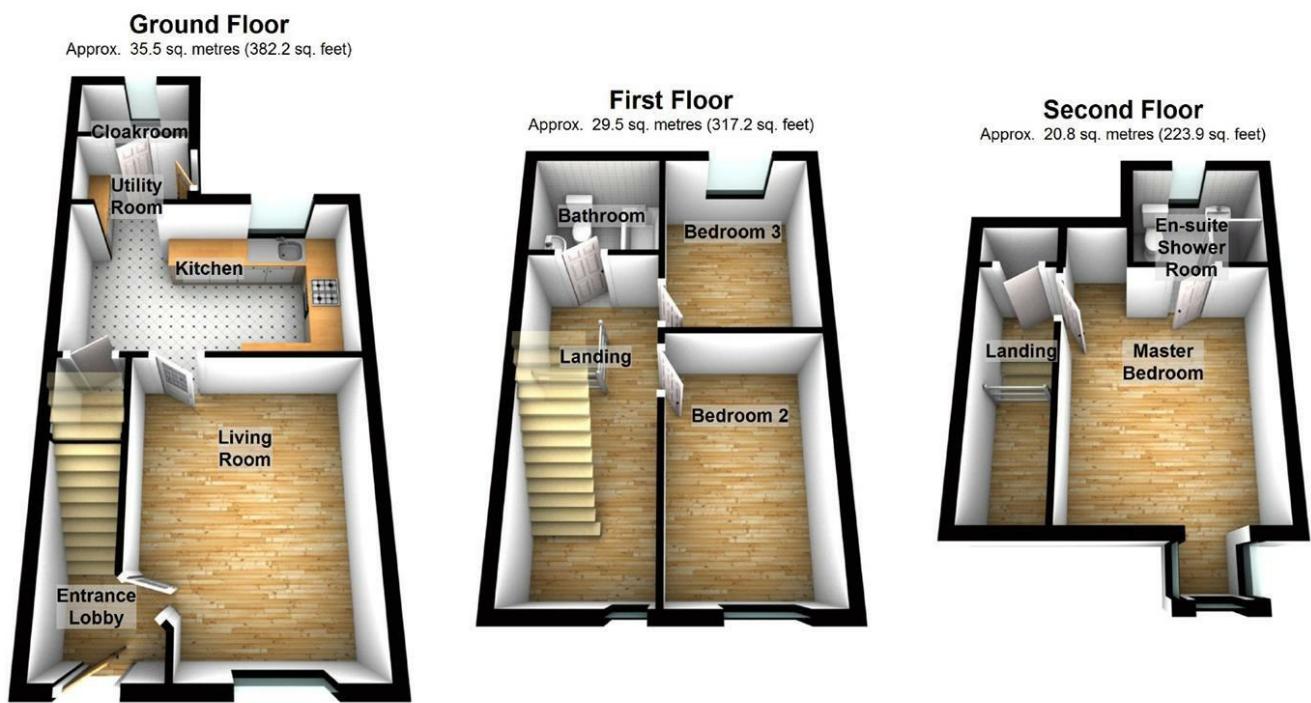
Traditional

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





## Floor Plan



Total area: approx. 85.8 sq. metres (923.3 sq. feet)

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		
England & Wales	EU Directive 2002/91/EC	