

40 Station Road, Walker



Guide price £110,000 to £120,000

**** GUIDE PRICE **** £110,000 - £120,000 ****

This is a FANTASTIC OPPORTUNITY to purchase a modern two bedroom semi-detached house that was BUILT in 2014. The home benefits from being FREEHOLD and is very ENERGY EFFICIENT with a B rating.

The location of the property is ideal for commuting into NEWCASTLE CITY CENTRE where there are an abundance of shops and leisure facilities to be found. Offering READY TO MOVE INTO accommodation the property would be a GREAT FIRST TIME BUY.

Briefly the accommodation comprises; hallway, lounge, kitchen, WC, two bedrooms and a bathroom. Externally there is a LOW MAINTENANCE GARDEN to the rear and an ALLOCATED PARKING BAY. Council tax band A.

136/138 station road
wallsend, NE28 8QT
www.next2buy.com
info@next2buy.com

tel: 0191 295 3322
fax: 0191 295 3344



The Property Comprises

Entrance

Entrance door, radiator, inner door leading into the lounge.

Cloaks/WC

5'2" x 2'9" (1.58 x 0.84) Low level WC, wash hand basin, double glazed window and radiator.



Lounge

13'10" x 12'3" (4.22 x 3.73) Double glazed window, fireplace with electric fire, stairs to the first floor landing, radiator.



Kitchen

12'3" x 7'9" min (3.73 x 2.37 min) Fitted with wall and base units with work surfaces over, integrated oven and hob, single drainer sink unit. Double glazed window, storage cupboard and half glazed door leading to the rear garden.



Landing

Access to the loft.

Bedroom 1

12'4" x 8'0" min x 10'6" max (3.75 x 2.45 min x 3.19 max) Double glazed window, radiator.



Bedroom 2

12'3" x 7'9" (3.73 x 2.36) Double glazed window, radiator.



Bathroom

6'4" max x 6'3" max (1.92 max x 1.91 max) Comprising; bath with mixer tap and shower head attachment, low level WC and wash hand basin. Part tiled walls, double glazed window, radiator.

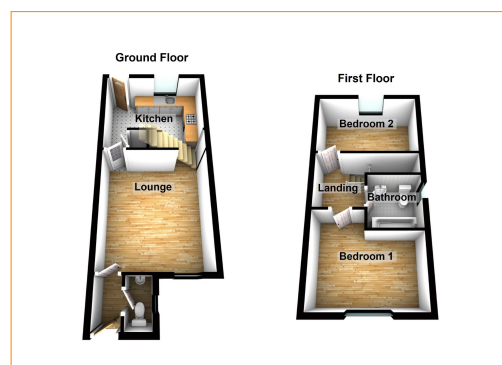


External

Externally there is a garden to the rear which has artificial turf for low maintenances, decking and paving. There is also a rear access gate which leads to an allocated parking bay.

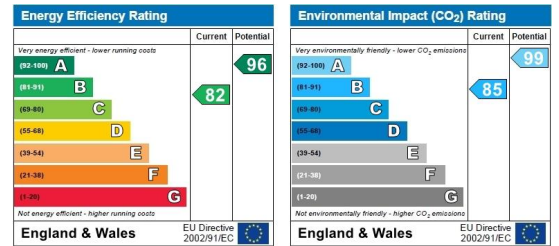


FLOOR PLANS



These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 4pm

N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

VIEWING APPOINTMENT

TIME

DAY/DATE

VENDORS NAME (S)

QR CODE

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.next2buy.com

136/138 station road
wallsend, NE28 8QT

tel: 0191 295 3322