



3 Selby Gardens

Walkergate, Newcastle Upon Tyne, NE6 4YA

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

**** EXTENDED SEMI DETACHED HOUSE ** TWO DOUBLE BEDROOMS ** BEAUTIFULLY PRESENTED ****

STUNNING KITCHEN/DINER ** LOUNGE WITH WOOD BURNING STOVE FIRE ** UTILITY AREA **

**** LOVELY WEST FACING REAR GARDEN ** DOWNSTAIRS WC ** GARAGE & OFF STREET PARKING ****

**** HIGHLY POPULAR LOCATION ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING C ****

Price £199,950



- Extended Semi Detached House
- Utility Area & Downstairs WC
- Freehold
- Two Double Bedrooms
- Lovely West Facing Garden To Rear
- Council Tax Band B
- Stunning Kitchen/Diner
- Garage & Off Street Parking
- Energy Rating C

Entrance Hallway

Double glazed composite entrance door, stairs to the first floor landing, radiator.

Lounge

13'1" x 13'1" (3.99 x 3.98)

Upvc double glazed bay window, fireplace housing multi fuel stove fire, laminate flooring, open to kitchen/dining room.

Kitchen/ Dining Room

17'10" x 16'8" min x 22'3" max (5.44 x 5.07 min x 6.77 max)

Contemporary style kitchen fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and separate hob with extractor hood over, central island, integrated fridge/freezer, dishwasher and wine cooler, one and a half bowl sink unit, three Velux style windows, double glazed window, tiling to floor, double glazed patio doors to the rear garden.

WC

2'10" x 5'2" (0.87 x 1.57)

Comprising; low level WC with concealed cistern, wash hand basin with built under storage, par tiled walls, tiling to floor. Ladder style radiator.

Inner Lobby

3'10" x 6'2" (1.18 x 1.88)

Access to garage and utility area.

Utility Area

2'9" x 6'6" (0.84 x 1.98)

Plumbed for automatic washing machine.

First Floor Landing

Double glazed window, access to the loft.

Bedroom One

10'11" x 16'7" into alcove (3.32 x 5.05 into alcove)

Double glazed window to the front aspect, radiator.

Bedroom Two

11'9" x 8'6" (3.59 x 2.59)

Double glazed window to the rear aspect, radiator.

Bathroom

8'1" x 7'9" (2.46 x 2.35)

Fitted with a modern four piece suite comprising; shower enclosure, low level WC, bath with mixer tap and shower head attachment, wash hand basin with built under storage, par tiled walls, tiling to floor, double glazed windows, ladder style radiator, spot lights to ceiling.

External

Externally there is a block paved driveway to the front providing ample space for parking, accessed via wrought iron gates, together with access to the garage (measuring 3.82 x 1.95) There is a lovely enclosed garden to the rear which benefits from a westerly aspect, the rear has decking and artificial turf for low maintenance. There is also a shed for storage and a fenced perimeter.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available
Speeds: Download: 1000 Mbps
Upload: 1000 Mbps

Mobile: EE>Likely Three> Likely
02>Likley Vodafone>Likely

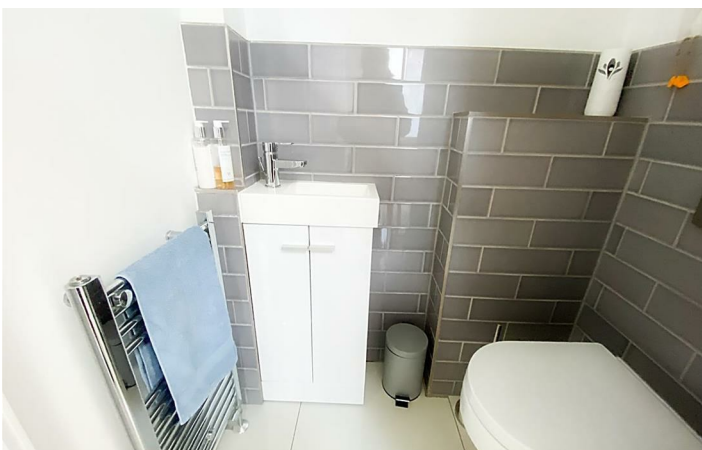
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

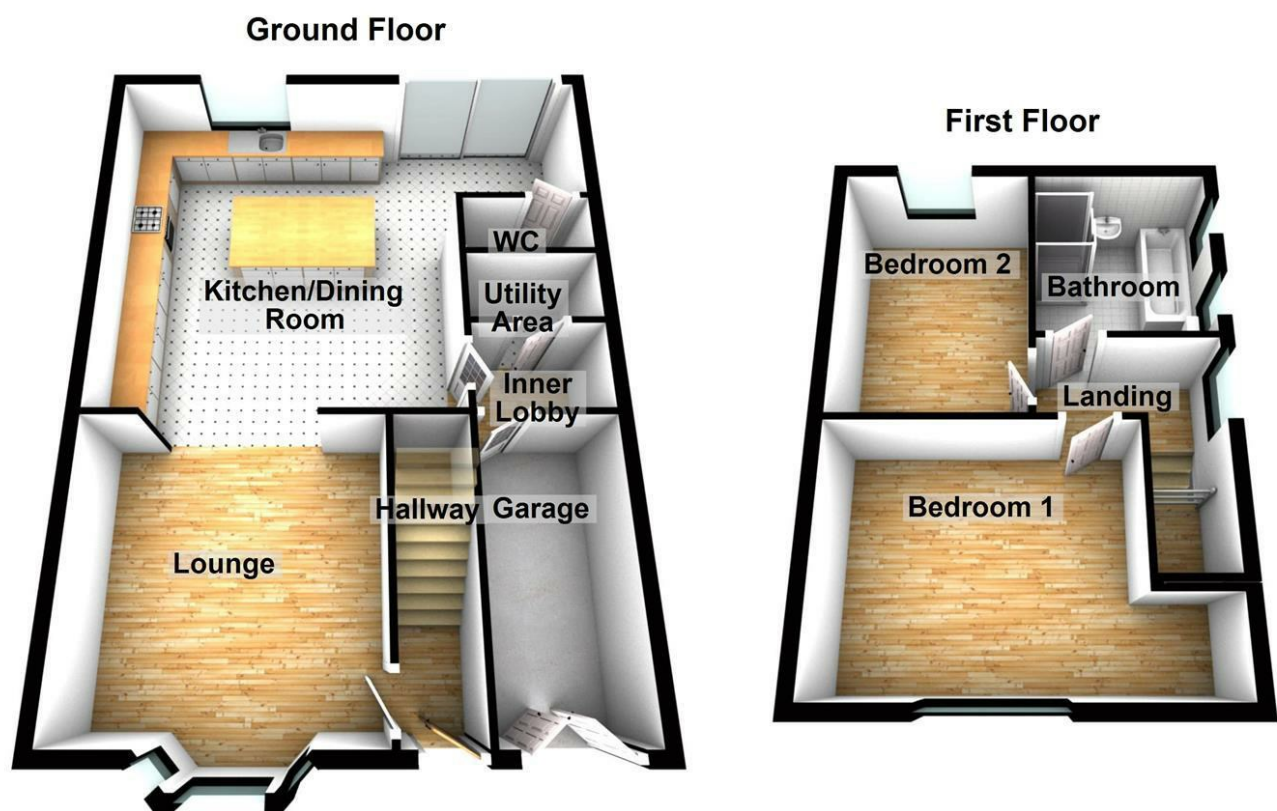
Surface water: Low risk.

Rivers and the sea: Very low risk.





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		82
(69-80) C	70	
(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	