



3



1



2

- 3 Bedroom Mid Terrace House
- No Upper Chain
- Nearby Schools

- 2 Reception Rooms
- Gas Central Heating
- Council Tax Band A

- Parking to Rear Yard
- Sealed Unit Double Glazed Windows
- EPC TBC

3 bedroom mid terrace house situated within the village of Walbottle, offered with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance with a storage cupboard leading to an Internal Hallway with stairs to the first floor, Lounge with feature fireplace, separate Dining Room leading to the Kitchen with wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, integrated gas oven and grill with an extractor over, floor mounted boiler, plumbed for washing machine, door to rear yard. To the first floor the landing has a loft hatch, there are 2 double Bedrooms and 1 single Bedroom, the Bathroom has a bath with a mains shower over, wall mounted hand wash basin, low level w/c and a storage cupboard with the water tank.

Externally there is a town garden to the front and a yard to the rear with double gates giving off street parking.

Walbottle is a sought after village on the Western periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.



*\*Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current Potential

Council Tax Band: A

Distance from Walbottle Academy: 0.3 miles

Distance From Newcastle International Airport: 5.1 miles

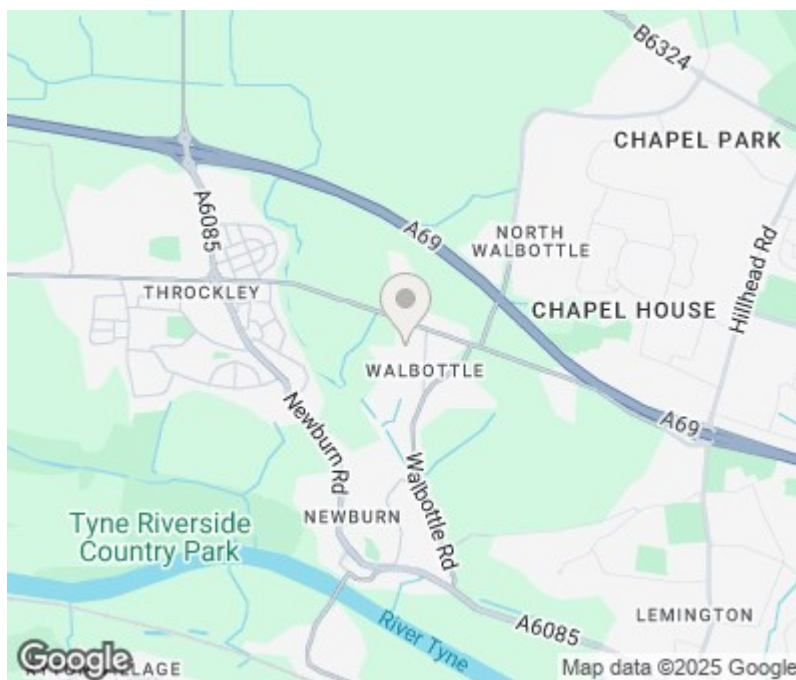
Distance from Kenton Bank Foot Metro: 3.8 miles

*Please note all sizes and distances are approximate.*

**2024  
WINNERS**

**ESTAS**

*Verified reviews from our clients*



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.