



3



2



1

- 3 Bedroom Terrace House
- Driveway and Garage
- En-Suite to Bedroom 1
-

- Immaculately Presented
- Breakfasting Kitchen
- Gas Central Heating

- Cul-de-Sac
- Downstairs W/C
- Sealed Unit Double Glazed Windows

Immaculately presented 3 bedroom terrace house situated within a cul-de-sac with gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with laminate flooring, stairs to the first floor and a storage cupboard, Downstairs W/C with a low level w/c and a wall mounted wash hand basin. Lounge with dual aspect box bay window to the front and French doors to the rear, laminate flooring and a feature fireplace. Open plan Kitchen Diner with a good range of wall and base units, work top surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor hood over, plumbed for a dishwasher and spotlights to the ceiling. Separate Utility Area with base units, work top surfaces, one and a half stainless steel sink and drainer unit, plumbed for a washing machine, door to rear garden. First floor Landing with a storage cupboard housing the Combi boiler, Bathroom which has a panelled bath, pedestal hand wash basin, low level w/c, tiled splash back, tiled flooring and an extractor fan. Bedroom 1 has laminate flooring and a storage cupboard, Ensuite to Bedroom 1 which has a shower cubicle with a mains shower, tiled splash back, low level w/c, vanity unit with a wash hand basin tiled flooring and an extractor fan. Bedroom 2 has a storage cupboard, Bedroom 3 has laminate flooring.

Externally to the front there is a mature garden and to the rear there is a low maintenance garden with paved and gravelled areas, there is also a driveway leading to a single garage.

Walbottle is a sought after village on the Western periphery of Newcastle, with pleasant walks and access to the riverside. Well placed for the A69, there are good road and public transport links to the City Centre.



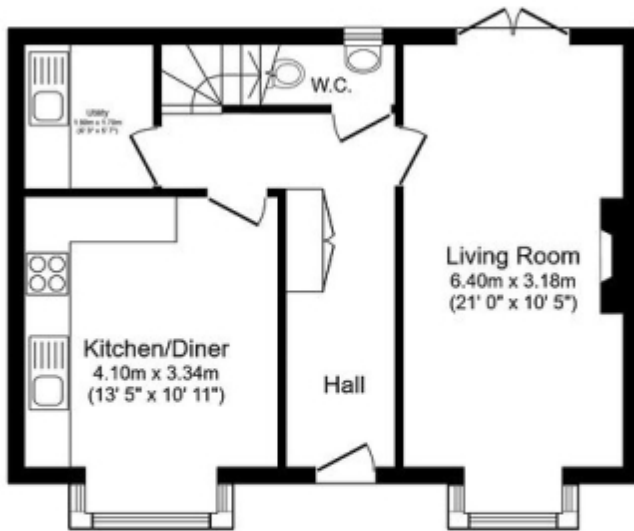


Energy Performance: Current C Potential B
Council Tax Band: C

2024
WINNERS

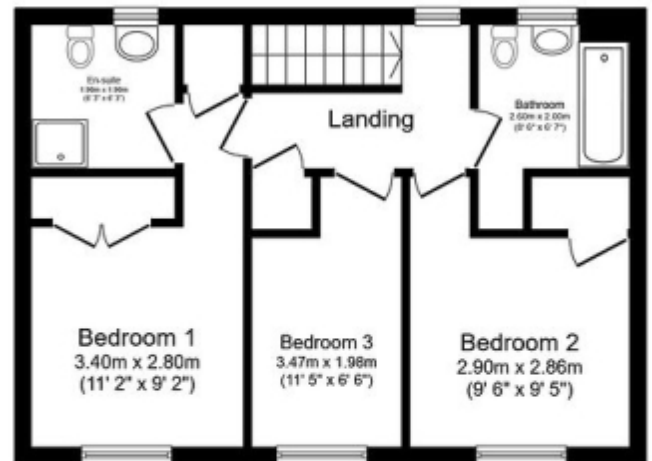
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Ground Floor

Floor area 45.6 sq.m. (491 sq.ft.)



First Floor

Floor area 43.8 sq.m. (472 sq.ft.)

Total floor area: 89.4 sq.m. (963 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.