



2



1



1

- 2 Bed Ground Floor Semi Detached Flat
- Detached Garage & Driveway
- Bathroom/WC with Shower
- Ideal First Purchase/Downsize/Investment

- Well Presented
- Lounge with Bay
- Gas CH & SUDG

- Front & Rear Gardens
- 'L' Shaped Kitchen
- Popular Residential Area

A well presented 2 bedroomed ground floor semi detached flat, on a pleasant corner plot, with the benefit of front and rear gardens and a detached garage and driveway. With gas fired central heating and sealed unit double glazing, the Reception Hall, with storage cupboard, leads to the Lounge, with bay to the front. The 'L' shaped Kitchen is fitted with wall and base units, sink unit, split level oven with 4 ring gas hob and extractor over, combi boiler, plumbing for a washer and door to the rear. Bedroom 1 has a range of built in wardrobes with storage cupboards over and is to the rear. Bedroom 2 is to the front. The Bathroom/WC has a low level wc, pedestal wash basin and panelled bath with electric shower over and fully tiled walls.

Externally, there is a lawned Front Garden, with Rear Garden, also lawned, with gates opening to the driveway to the Detached Garage.

Walkerdene is a popular residential area, well placed for local amenities, with good road and public transport links, including the Metro system, for ease of access into the city, to the coast and throughout Tyneside.

Reception Hall

Lounge 11'2 x 12'0 (into bay) (3.40m x 3.66m (into bay))

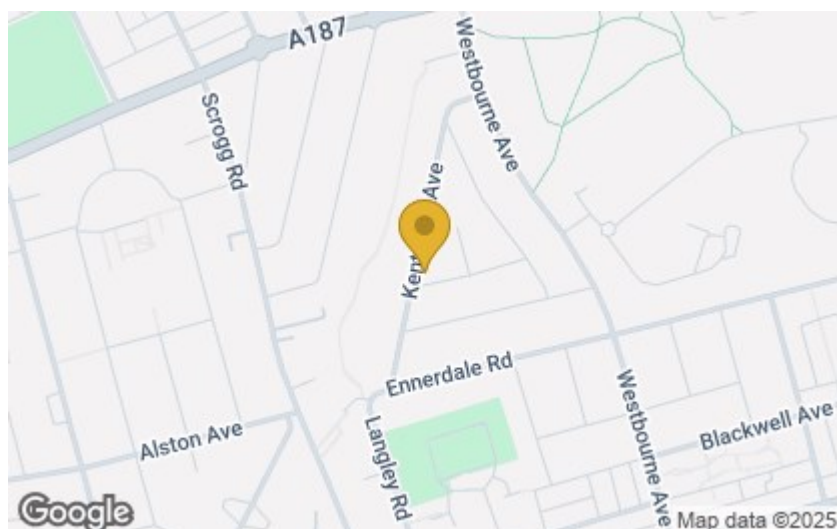
Kitchen 10'0 x 12'4 (max) (3.05m x 3.76m (max))

Bedroom 1 13'4 x 9'6 (4.06m x 2.90m)

Bedroom 2 10'0 x 9'2 (3.05m x 2.79m)

Bathroom/WC

Detached Garage



Energy Performance: C

Council Tax Band: A

Distance from Chillingham Road Primary School: 0.3 miles

Distance from St Teresa's Catholic Primary School 0.4 miles

Distance from Benfield School 0.5 miles

Distance from Newcastle Central Station 0.2 miles

All distances are approximate

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.