



3



1



2

- 3 Double Bedroom Semi Detached House
- West Facing Garden
- Gas Central Heating
- EPC D

- Open Plan Lounge Diner
- No Upper Chain Involved
- Sealed Unit Double Glazed Windows

- Driveway
- Electric Car Charger
- Council Tax Band B

3 double bedroom extended semi detached house with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor. Lounge with French doors to the rear and a log burner, opening to the Dining Room which has a bay window to the front. Kitchen with wall and base unit, roll top work surfaces, stainless steel sink and drainer unit, tiled splash back, plumbed for washing machine, gas cooker point, extractor hood, tiled flooring, door to the rear. Study / Storage Room with a door to the front. First floor Landing with a loft hatch, Bathroom which has a panelled bath with an electric shower over, pedestal hand wash basin, low level w/c, tiled splash back, heated towel rail. Bedroom 1 has a bay window to the front aspect, Bedroom 2 has a dual aspect to the front and rear, Bedroom 3 in to the rear aspect.

Externally to the front there is a gravelled area and a driveway with an electric car charger. to the rear there is a lawned garden which has a Westerly aspect.

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.





Energy Performance: Current D Potential B

Council Tax Band: B

Distance to Walkergate Metro: 0.5 miles

Distance to Sir Charles Parsons School: 0.2 miles

Distance to City Centre: 2.9 miles

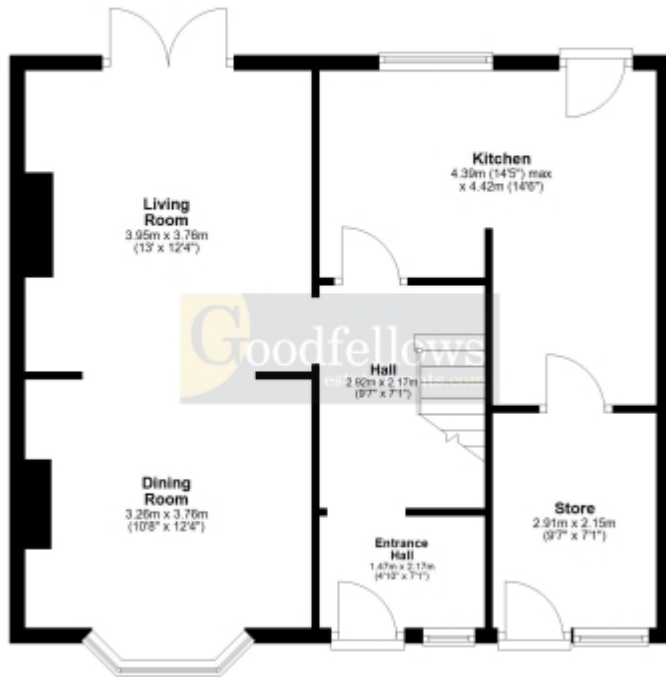
**2024
WINNERS**

ESTAS

Verified reviews from our clients

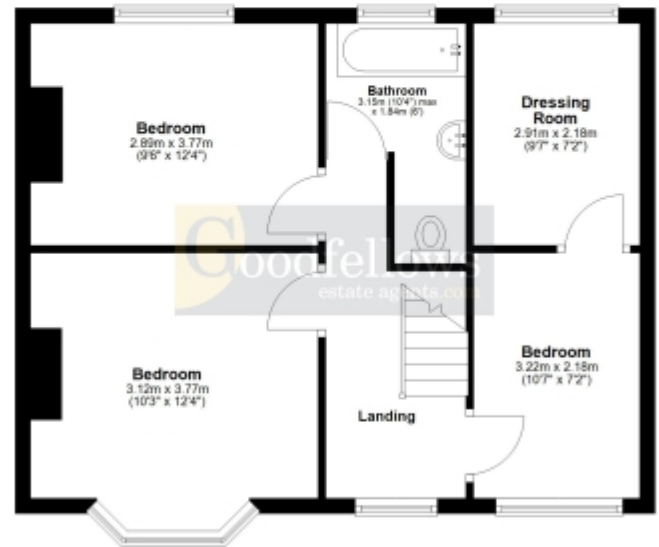
Ground Floor

Approx. 61.0 sq. metres (656.3 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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.