



21 Rowantree Road , Walkerville, NE6 4TD

- ** CHAIN FREE ** SEMI DETACHED BUNGALOW ** THREE RECEPTION ROOMS ** TWO BEDROOMS **
- ** POTENTIAL TO MAKE INTO A THREE BEDROOM ** DETACHED GARAGE ** FREEHOLD **
- ** DRIVEWAY PARKING FOR MULTIPLE VEHICLES ** GARDENS FRONT & REAR **
- ** CLOSE TO LOCAL AMENITIES, GOOD TRANSPORT LINKS AND SCHOOLS **
- ** COUNCIL TAX BAND B ** ENERGY RATING D ** WALKERGATE METRO STATION 0.5 MILES AWAY **
- ** WESTERN COMMUNITY PRIMARY SCHOOL 0.3 MILES **

Offers Over £250,000



- Chain Free
- Detached Garage & Driveway Parking for Multiple Vehicles
- Freehold
- Potential to be a Three Bed
- Conservatory
- Sought After Area
- Lovely Rear Garden

• Energy Rating D

• Council Tax Band B

Entrance
Composite door into the Hallway - radiator, decorative coving and loft access (laddered).

• this information is correct, for further information please visit

Living Room
11'11" x 12'7" (3.62 x 3.83)
UPVC double glazed bay window, radiator, decorative coving, wooden style fire surround with a gas fire, and double doors to the dining room.

• Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

Dining Room
14'8" x 12'6" (4.48 x 3.82)
UPVC double glazed patio doors to the conservatory, radiator, and decorative coving,

• EE- Good outdoor and in-home

• O2- Good outdoor

Conservatory
12'2" x 12'2" (3.72 x 3.71)
UPVC double glazed and with access to the rear garden, and laminate flooring.

• Three- Good outdoor, variable in-home

Kitchen
13'8" x 7'9" (4.18 x 2.38)
UPVC double glazed french doors to the rear garden, radiator, part tiled walls and tiled flooring. Fitted with a range of base and wall units, counters and sink, electric hob, extractor hood and electric oven, plumbed for both washing machine and dishwasher and fitted with an integral fridge/freezer.

Vodafone - Good outdoor, variable in-home

• We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Bathroom
8'9" x 7'8" (2.67 x 2.36)
UPVC double glazed bay window, and a ladder style radiator, tiled flooring and walls, fitted with bath, WC, wash hand basin and larger sized shower cubicle.

• Yearly chance of flooding:

Bedroom 1
12'9" into robe x 10'8" (3.91 into robe x 3.27)

UPVC double glazed window, radiator, decorative coving, fitted wardrobes matching drawers

• Surface water: Low.

Bedroom 2
11'10" x 8'4" (3.61 x 2.55)
UPVC double glazed window, radiator, fitted with wardrobes and matching drawers.

• Rivers and the sea: Very low.

Garage & Drive
There is a detached garage, with power and lighting, and a lengthy driveway on its approach.

CONSTRUCTION:

External
There are very pretty gardens to the front and rear. The front is walled and railed with blocked paving leading to garage and rear of property. The rear is fenced and laid mainly to lawn with mature flower beds and paved patio area.

Traditional

This information must be confirmed via your surveyor and legal representative.

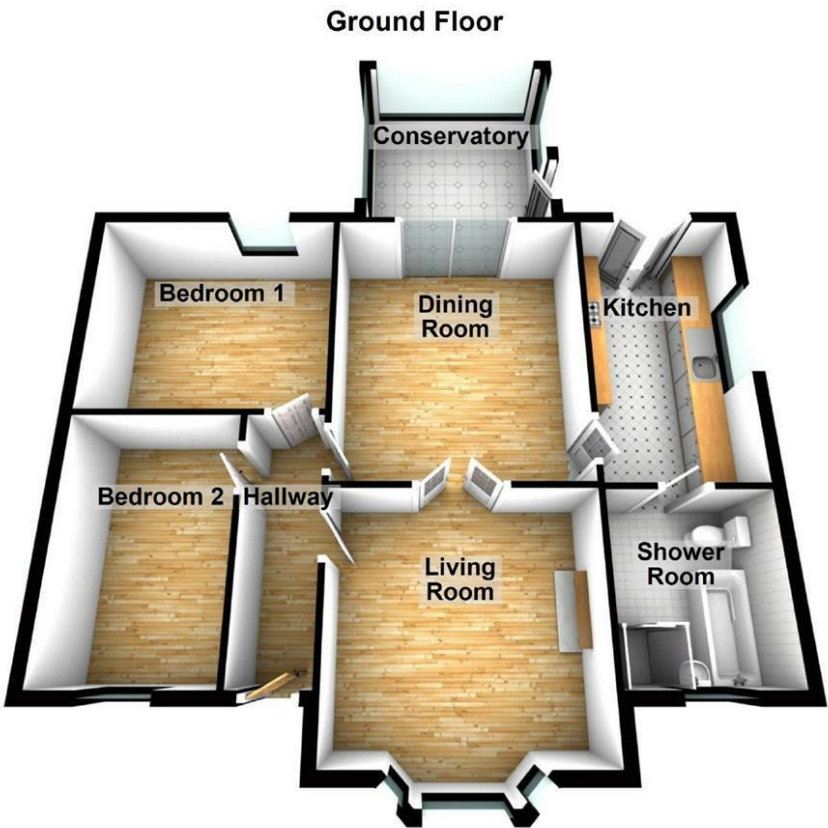
Para - Material Information
BROADBAND AND MOBILE:
At the time of marketing we believe







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		85
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC