



 Jan Forster

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Larchwood Avenue | Walkerville | Newcastle Upon Tyne | NE6 4NX

Offers In Excess Of £260,000



- Semi Detached Bungalow
- Three Bedrooms
- Generous Rear Garden
- Off Street Parking
- Front and Rear Gardens
- Close To Amenities
- Freehold
- Viewing Recommended
- Call For More Information





Situated on the sought-after Larchwood Avenue, in the heart of Walkerville, this attractive three-bedroom semi-detached bungalow offers spacious and versatile accommodation, ideal for a wide range of buyers.

Walkerville is a popular and well-established residential area, known for its excellent local amenities, well-regarded schools, convenient transport links into Newcastle city centre, and a friendly community feel. The nearby green spaces and local shops make it a particularly desirable location for families, downsizers and professionals alike.

The property briefly comprises an entrance lobby leading into a welcoming hallway, a bright and airy lounge with a bay window, kitchen with access to the rear, separate dining room with a bay window overlooking the rear garden, three bedrooms, a shower room and a separate WC. From bedroom two, stairs provide access to a useful loft space, offering additional flexibility for storage. Further benefits include gas central heating and double glazing.

Externally, the home benefits from a front garden and private driveway providing off-street parking. To the rear is a fantastic, well-stocked garden featuring a lawn, patio seating area and raised planters - perfect for relaxing, entertaining or keen gardeners.

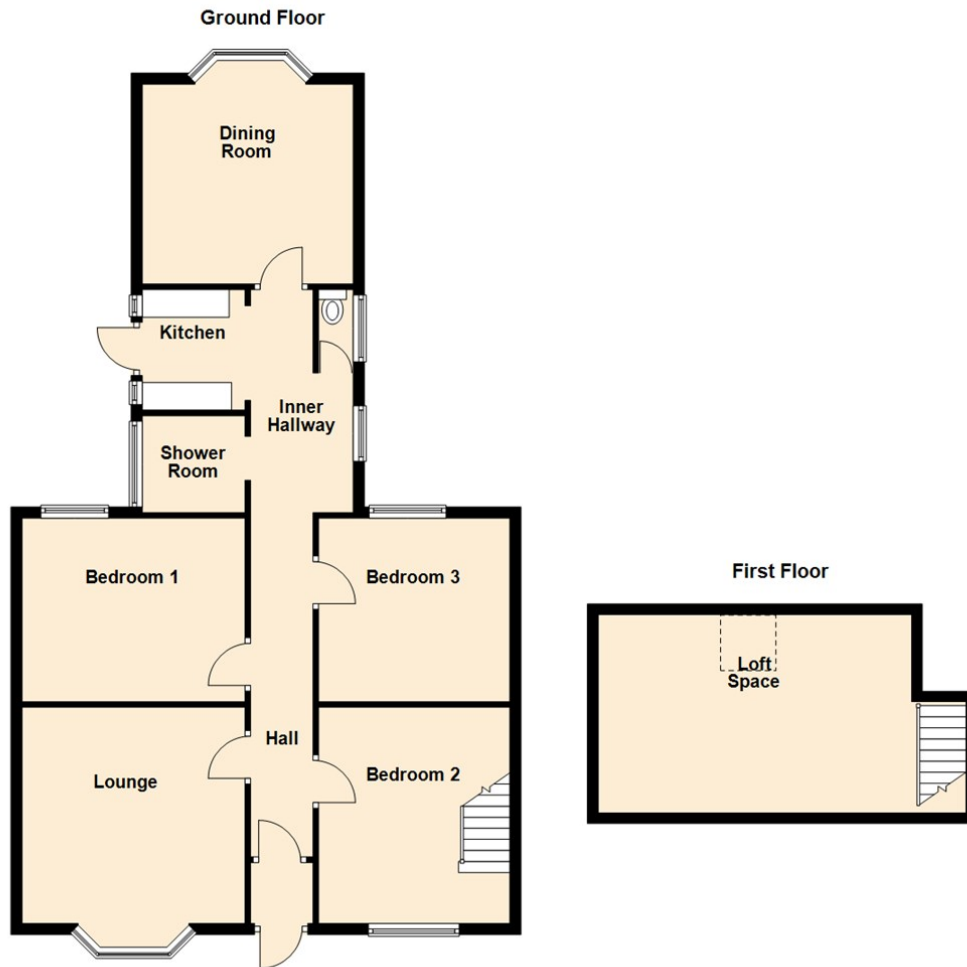
This bungalow presents an excellent opportunity for first-time buyers, families, or those looking to downsize without compromising on space. For more details please call our team on 0191 236 2070.

#### Tenure

The agent understands the property to be freehold, although this should be confirmed with a licensed legal representative.

Council Tax Band: A





Lounge 13'3" x 12'9" (4.05 x 3.90)

Kitchen 7'5" x 7'3" (2.28 x 2.23)

Dining Room 10'6" x 12'10" (3.21 x 3.92)

Bedroom One 13'3" x 10'9" (4.05 x 3.28)


Bedroom Two 11'4" x 12'9" (3.46 x 3.90)

Bedroom Three 11'4" x 10'8" (3.46 x 3.27)

Loft Space 11'8" x 15'8" (3.57 x 4.80)

## The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



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Contact Us: 0191 236 2070

