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# 253 Fossway

## Walkergate, Newcastle Upon Tyne, NE6 4XX

TWO BEDROOM SEMI DETACHED HOUSE • GARAGE & OFF STREET PARKING • CONSERVATORY

MODERN KITCHEN & BATHROOM • PRIVATE GARDEN TO REAR WHICH IS NOT OVERLOOKED

WOOD BURNING STOVE FIRE TO LOUNGE • BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE

METRO STATION 0.5 MILE • NEARBY SHOPPING FACILITIES GREAT FIRST TIME BUY • FREEHOLD

COUNCIL TAX BAND B • ENERGY RATING D

## Price £180,000

2 1 2 D

- Two Bedroom Semi Detached House
- Garage & Off Street Parking
- Modern Refitted Bathroom
- Wood Burning Stove Fire
- Private Garden To Rear
- Conservatory
- Council Tax Band B
- Freehold
- Energy Rating D

## Lounge

Composite entrance door, double glazed bay window, feature fireplace with wood burning stove fire, stairs to the first floor landing, radiator. Open to kitchen/diner.

## Kitchen/Diner

16'6" x 8'8" (5.04 x 2.65)
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, 1.5 bowl sink unit. Double glazed window, wood effect flooring, internal door leading into the garage and double glazed sliding door leading into the conservatory.

## Conservatory

17'1" x 7'6" (5.20 x 2.28)
Double glazed windows, radiator, double glazed door leading out to the rear garden.

## Landing

Double glazed window, access to the loft which has pull down ladders.

## Bedroom 1

13'1" x 11'0" + bay (4.00 x 3.35 + bay)
Double glazed bay window, cupboard, radiator.

## Bedroom 2

11'9" x 8'8" (3.59 x 2.63)
Double glazed window, radiator.

## Bathroom

8'0" x 7'7" (2.44 x 2.32)
Fitted with a four piece suite comprising; shower cubicle, freestanding bath, wash hand basin with built-under storage, low level WC. Double glazed window, part tiled walls, panelling and spotlights to ceiling, ladder style radiator.

## External

Externally there is block paving to the front of the property providing space for off street parking. There is a private garden to the rear which is mostly laid to lawn together with planted beds. There is a single garage which has direct access from the property and is plumbed for an automatic washing machine.

## Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

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

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

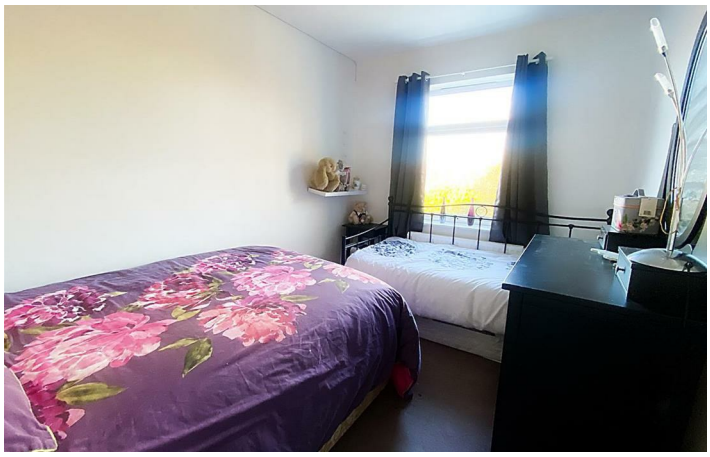
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.







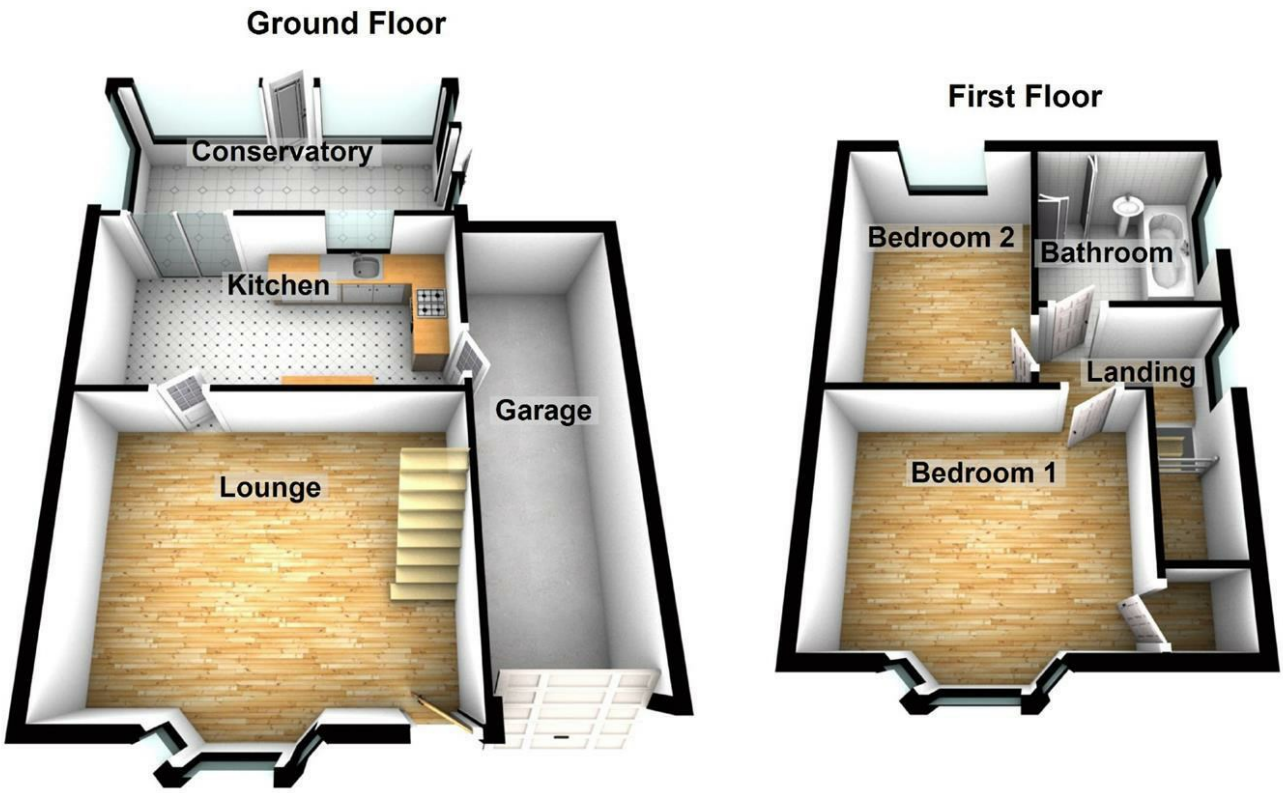


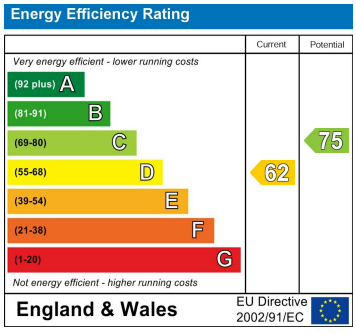




## Floor Plan




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