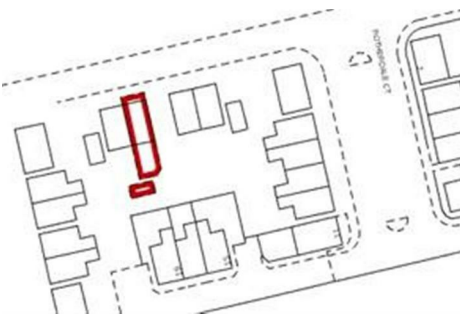




67 Wyedale Way , Walkergate, NE6 4UA

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** IDEAL FIRST TIME BUY ** TWO BEDROOM SEMI DETACHED HOUSE ** READY TO MOVE INTO **

** SOUTH FACING - LOW MAINTENANCE REAR GARDEN ** ALLOCATED PARKING BAY TO REAR **

** DOWNSTAIRS WC ** BUS SERVICES TO NEWCASTLE CITY CENTRE & WALLSEND TOWN CENTRE **

** 999 YEAR LEASE ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £135,000



- Two Bedroom Semi-Detached House
- Allocated Parking To Rear
- 999 Year Lease From 2012
- Lovely South Facing Rear Garden
- Ideal First Time Buy
- Council Tax Band A
- Beautifully Presented
- Downstairs WC
- Energy Rating C

Hallway

Double glazed entrance door, laminate flooring, stairs to first floor landing, radiator.

Cloaks/WC

5'5" x 2'11" (1.65 x 0.88)

Low level WC, wash hand basin, radiator, double glazed window.

Kitchen

9'6" x 6'2" (2.90 x 1.87)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit, plumbed for automatic washing machine, double glazed window to the front elevation.

Lounge

13'4" x 14'3" max (4.07 x 4.34 max)

Double glazed window to the rear elevation, spot light's to ceiling, storage cupboard, radiator, double glazed French doors opening out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

13'3" max 9'6" (4.05 max 2.90)

Double glazed windows to the front elevation, radiator,

Bedroom 2

Double glazed windows to the rear elevation, radiator.

Bathroom

6'1" x 5'6" (1.86 x 1.67)

Modern suite comprising bath with shower over, low level WC, wash hand basin, part tiled walls, radiator, double glazed window.

External

Externally there is a small garden area to the front which has railings and artificial grass. The rear garden has a southerly aspect and is laid with artificial grass and decking area with lights and a power socket. There is also an allocated parking bay situated to the rear of the property.

Lease & Service Charges

The property has a 999 year lease dated from 01/03.2012. Ground rent is £150 per year this is paid twice a year at £75. There is also an annual service charge which is £239.12.

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>

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

FLOOD RISK:

Yearly chance of flooding:

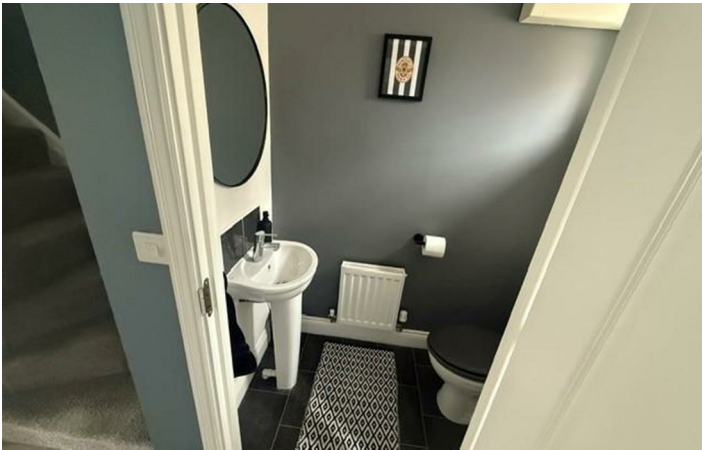
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

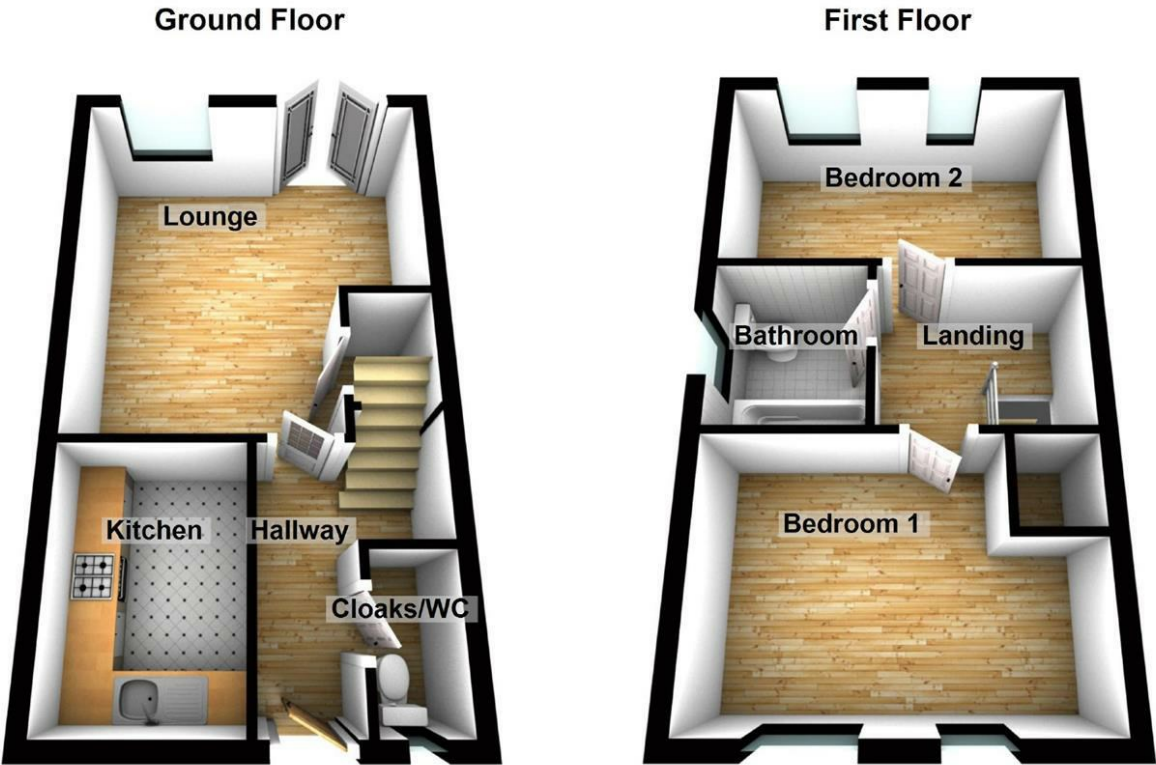
Traditional

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





Floor Plan



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		
(81-91) B		
(69-80) C	78	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	