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2 Elgin Gardens

Walkerdene, Newcastle Upon Tyne, NE6 4EJ

• SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN A HIGHLY POPULAR LOCATION •

• BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE & WALLSEND TOWN CENTRE • FREEHOLD •

• SPACIOUS LOUNGE/DINING ROOM • CONSERVATORY • GOOD SIZE MODERN KITCHEN •

• FAMILY BATHROOM & SHOWER ROOM • AMPLE SPACE FOR OFF STREET PARKING TO FRONT •

• GARDENS TO THE REAR AND SIDE • A GREAT FAMILY HOME • COUNCI AX BAND B •

• FREEHOLD • ENERGY RATING C •

Price £260,000

4 2 2 C

- Four Bedroom Semi Detached House
- Ample Off Street Parking
- Freehold
- Family Bathroom & Shower Room
- Good Size Kitchen
- Council Tax Band B
- Lounge/Dining Room
- Conservatory
- Energy Rating C

Hallway
Double glazed entrance door, wood flooring, stairs to the first floor landing, radiator.

Lounge
14'4" x 13'6" + bay (4.39 x 4.12 + bay)
Double glazed bay window, fireplace with living flame effect gas fire, coving and rose to ceiling, radiator. Open plan to dining area.

Dining Area
18'4" x 8'3" (5.60 x 2.53)
Storage cupboard, radiator, coving to ceiling, double glazed sliding doors leading into the conservatory.

Conservatory
9'7" x 8'4" (2.94 x 2.56)
Double glazed windows, radiator, double glazed French doors leading out to the rear garden.

Kitchen
22'3" x 8'9" (6.79 x 2.67)
Fitted with a range of base units with contrasting work surfaces over and sink unit, integrated oven and hob, two integrated fridges and integrated freezer, double glazed windows to both the front and rear elevation. radiator and double glazed French doors leading out to the rear garden.

Landing
Access to bedrooms and bathrooms.

Bedroom 1
12'10" x 10'6" into robe (3.92 x 3.21 into robe)
Double glazed window, fitted wardrobes, radiator.

Bedroom 2
12'7" x 8'7" (3.85 x 2.64)
Double glazed window, radiator.

Bedroom 3
10'4" x 9'1" (3.15 x 2.78)
Double glazed window, radiator.

Bedroom 4
8'3" x 7'0" (2.53 x 2.14)
Double glazed window, laminate flooring, radiator.

Family Bathroom
7'2" x 4'10" (2.19 x 1.49)
Comprising; bath, WC and wash hand basin, double glazed window, part tiled walls, tiling to floor and ladder style radiator.

Shower Room
8'7" x 7'9" max (2.64 x 2.38 max)
Shower cubicle, wash hand basin with built-under storage, part tiled walls, tiling to floor, double glazed window and vertical radiator.

External
Externally there is block paving to the front providing ample space for off street parking. The rear garden is laid to lawn and there is an area to the side which is paved.

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, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home
Vodafone_Good outdoor, variable 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.























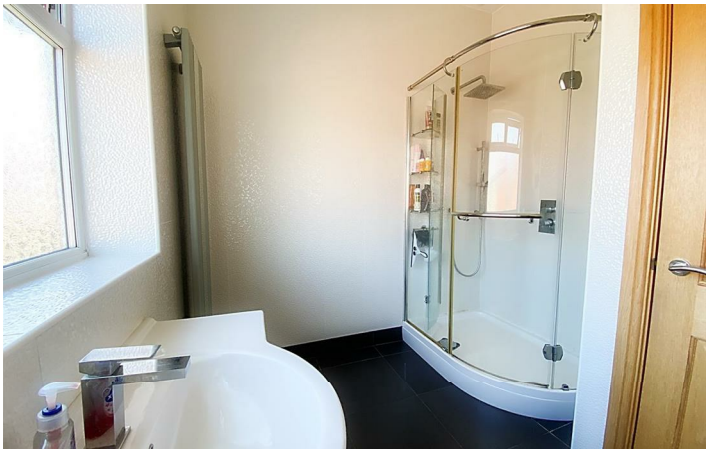














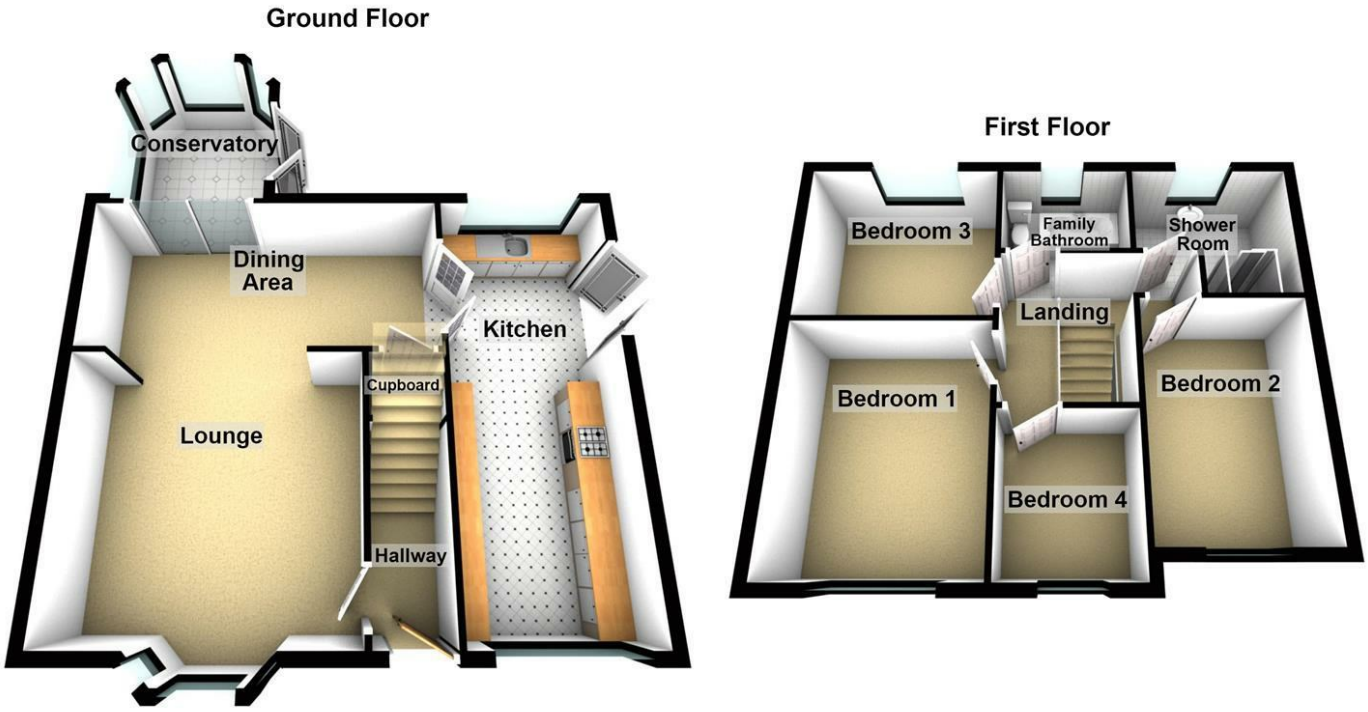




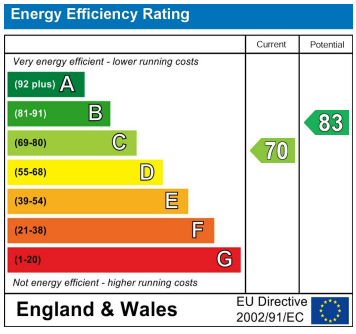




Floor Plan



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