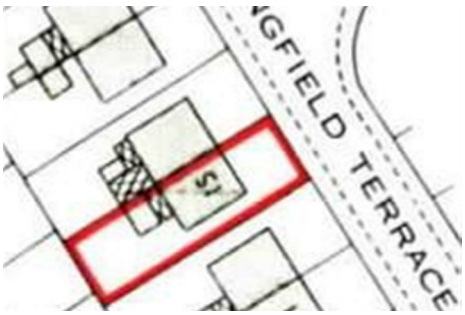
next2buy property retailers make the next step easy









15 Longfield Terrace

Walker, Newcastle Upon Tyne, NE6 3EH

CHAIN FREE • GREAT FIRST BUY • SOUTH WESTERLY REAR GARDEN • FREEHOLD

EXTENDED SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • MODERN KITCHEN/DINER

NEWCASTLE CITY CENTRE 2.8 MILES • WEST WALKER PRIMARY SCHOOL 0.4 MILES

CENTRAL WALKER PRIMARY SCHOOL 0.4 MILES • WALKER PARK 0.3 MILES

CHILLINGHAM ROAD METRO STATION 1.9 MILES • COUNCIL TAX BAND A • ENERGY RATING D

Offers Over £140,000

2 1 2 D

- Chain Free
- Extended Semi Detached House
- Two Double Bedrooms
- Kitchen/Diner
- Great First Time Buy
- Downstairs WC
- Council Tax Band A
- Energy Rating D
- Freehold

Entrance Porch
4'8" x 3'10" (1.44 x 1.18)
Double glazed door and windows. Access to Inner Lobby.

Inner Lobby
3'7" x 3'4" (1.11 x 1.04)
Stairs leading to first floor landing and access to Lounge.

Lounge
13'1" x 11'4" + bay (4.01 x 3.47 + bay)
Double glazed bay window, radiator and understair storage cupboard.

Kitchen/Diner
17'2" x 10'5" (5.24 x 3.18)
Fitted with a modern range of wall and base units with complimentary work surfaces, sink unit, integrated fridge, freezer and washing machine, built in oven and induction hob with overhead extractor hood, part tiled walls, laminate flooring, radiator and timber door into addtional room.

Addtional room
12'1" max x 7'5" (3.70 max x 2.27)
Two double glazed windows, French doors into rear garden, laminate flooring, radiator and WC. A versatile room which could be used for a a variety of uses.

WC
3'1" x 2'9" (0.96 x 0.84)
WC and laminate flooring.

First Floor Landing
Access to bedrooms and shopwer room.

Shower Room
6'9" x 5'5" (2.07 x 1.66)
Shower cubicle, WC, wash hand basin, plastic cladding to wall, radiator, double glazed window and cuopboard whch also houses boiler.

Bedroom One
13'9" into robe x 11'6" (4.20 into robe x 3.52)
Newly laid carpet, fitted wardrobes, double glazed dormer window and radiator.

Bedroom Two
9'11" x 8'5" (3.03 x 2.59)
Carpeted, double glazed window and radiator.

External
To the front of the property there is a walled gravelled garden, to the rear there is a enclosed garden which is south westerly facing and is laid to lawn with planted borders and gravelled area. There is also an outhouse to side.

Para - 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
Results for 15, LONGFIELD TERRACE

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.

EE- Good outdoor and in-home
O2- Good outdoor, variable in-home
Three -Good outdoor and in-home
Vodafone - Good outdoor, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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.













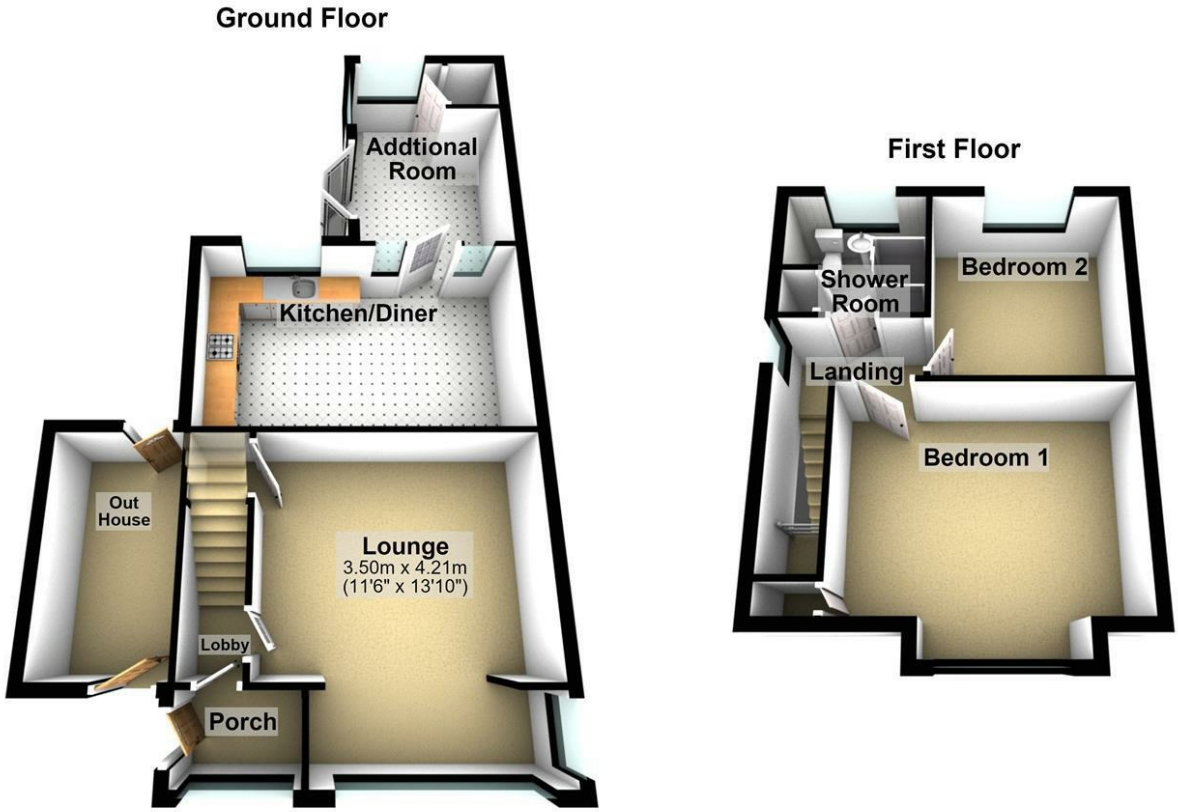




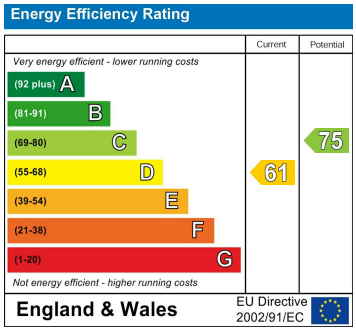





Floor Plan



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.



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