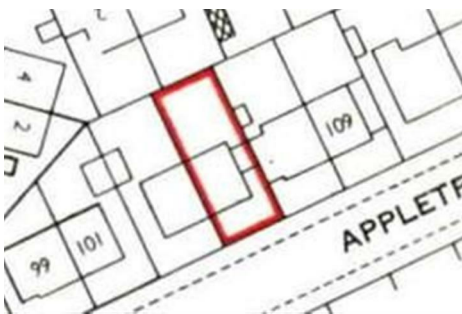




105 Appletree Gardens

Walkerville, Newcastle Upon Tyne, NE6 4SX

CHAIN FREE • GREAT SIZE FAMILY HOME • READY TO MOVE INTO • FRESHLY PAINTED THROUGHOUT •

CONSERVATORY • DOWNSTAIRS SHOWER ROOM • UTILITY ROOM • LOUNGE • DINING ROOM •

KITCHEN DINER • DRIVEWAY PARKING AND GARAGE FOR STORAGE • FREEHOLD

THREE BEDROOM SEMI DETACHED HOUSE • CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT

Offers Over £230,000



- Chain Free
- Three Bedroom Semi Detached House
- Great size Family Home
- Lounge, Dining Room and Conservatory
- Spacious Breakfasting Kitchen
- Utility Room
- Downstairs Shower Room
- Freehold radiator, walk in shower, WC and wash hand basin.
- Energy Rating TBC information please visit <https://checker.ofcom.org.uk>

Hallway

14'7" 6'5" max (4.45 1.96 max)
Wood effect flooring, radiator, stairs to first floor and access to lounge, dining room and breakfasting kitchen

Lounge

13'3" into bay x 12'7" (4.04 into bay x 3.85)
Double glazed bay window with Plantation shutters, wood effect flooring, radiator and recessed lighting.

Dining Room

12'7" x 12'0" (3.85 x 3.67)
Open to conservatory, wood effect flooring, recessed lighting, electric wall mounted fire and radiator.

Conservatory

11'7" x 10'2" (3.55 x 3.11)
Double glazed window, French doors into rear garden, radiator and wood effect flooring.

Breakfasting Kitchen

15'3" x 11'9" (4.65 x 3.59)
Fitted with range of wall and floor units with complimentary work surfaces, induction hob with overhead extractor hood, sink, built in oven, tiled floor, double glazed window and French doors to rear garden. Vertical radiator and access to utility room

Utility Room

7'8" x 4'9" (2.34 x 1.47)
Ladder style radiator, laminate flooring, plumbed for washing machine. access to shower room and garage.

Shower Room

7'4" x 4'8" (2.25 x 1.43)
Fully tiled walls and floor, ladder style

Garage

Single garage with electric shutter (for storage) with light and power

Landing

Double glazed window, loft access and access to ...

Bathroom

7'6" x 7'6" (2.30 x 2.29)
Fully tiled walls and floor, recessed lighting, "P" shaped bath with overhead shower, WC and floating wash hand basin, ladder style radiator and double glazed window.

Bedroom 1

12'4" x 10'9" (3.76 x 3.29)
Double glazed window with Plantation shutter, radiator, recessed lighting, and laminate flooring.

Bedroom 2

11'4" x 11'2" (3.46 x 3.41)
Double glazed window, radiator, recessed lighting and wood effect flooring.

Bedroom 3

8'11" x 8'2" (2.74 x 2.51)
Double glazed window, radiator, recessed lighting and wood effect flooring

External

To the front there is a walled garden with double gates and driveway with electric charging port. To the rear there is a decked area to one side garden and to other side gravelled area.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further

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.

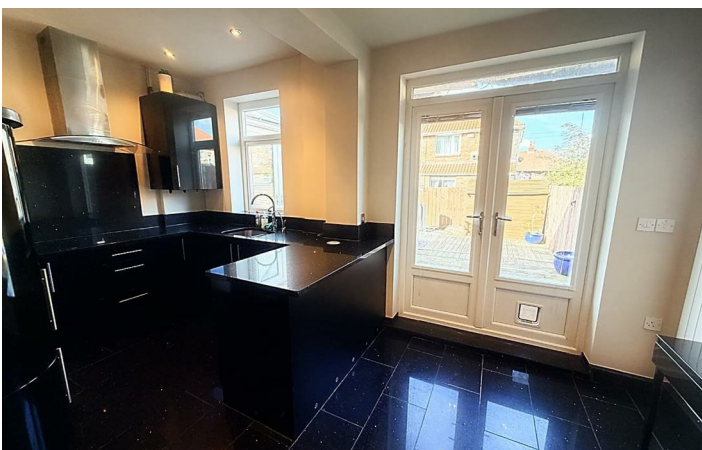
EE-Good outdoor, variable in-home
O2 - Good outdoor
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home

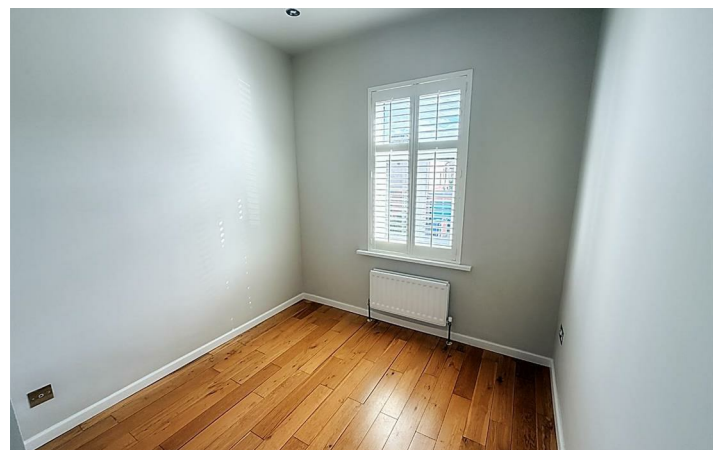
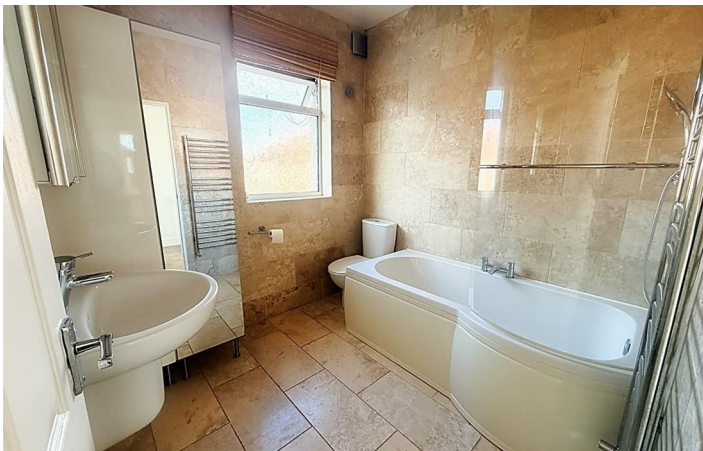
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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

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

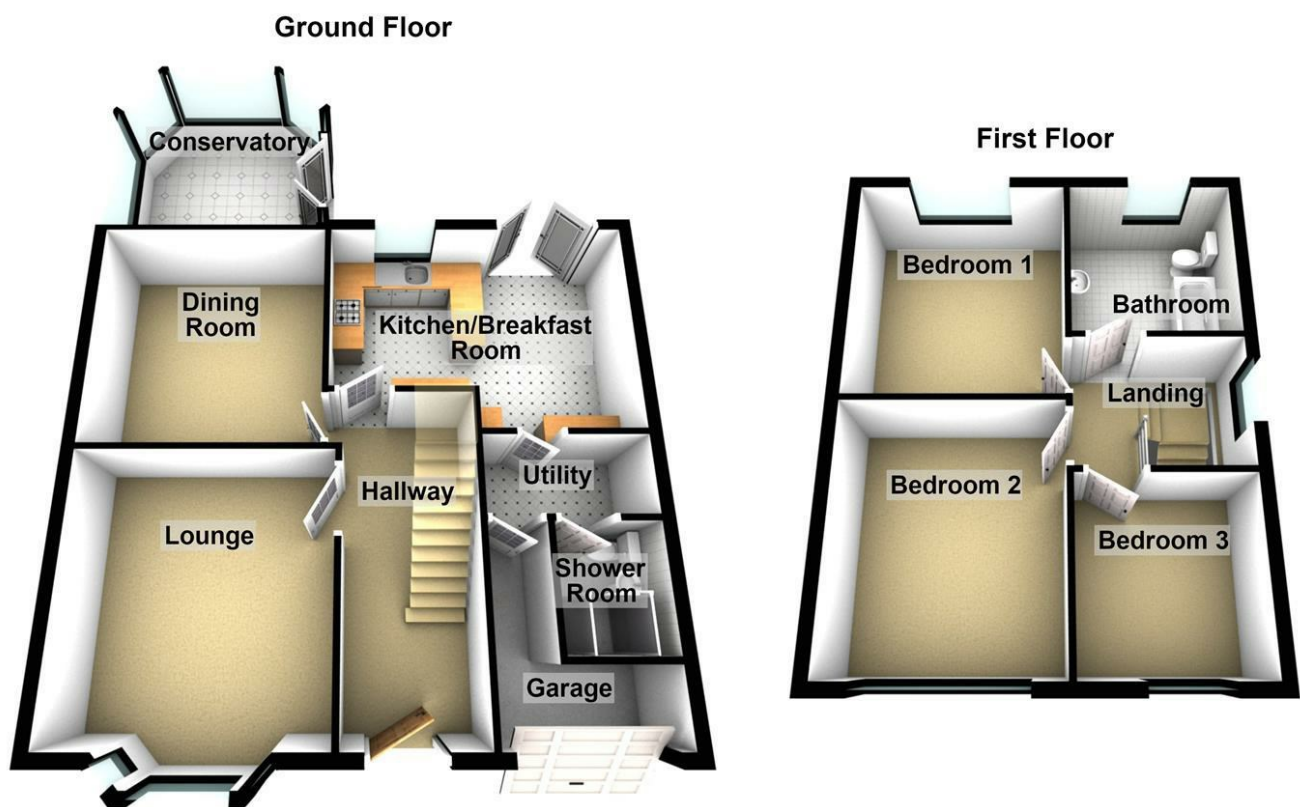
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.







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		
(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 