

## 2 Woodhead Road Walkergate, Newcastle Upon Tyne, NE6 4RX

\*\*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.

\*\* GUIDE PRICE £235,000 TO £245,000 \*\* SOUTH FACING REAR GARDEN \*\* CORNER PLOT \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* GREAT FAMILY HOME \*\* FREEHOLD \*\*

\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS \*\*

Guide Price £235,000



• Guide Price £235,000 to £245,000  
Freehold

- South Facing Rear Garden
- Kitchen/Diner

• Freehold  
**Entrance**

Composite door into hallway

### Hallway

15'4" x 6'2" max (4.68 x 1.89 max )  
Radiator, double glazed window,  
stairs to first floor, access to lounge,  
and kitchen/diner.

### Lounge

13'8" in to bay x 13'4" max (4.19  
in to bay x 4.10 max )  
Double glazed bay window, radiator,  
feature fireplace, picture rail.

### Kitchen/Diner

18'9" max x 14'5" into bay x 9'4"  
(kitchen width) (5.73 max x 4.40 into  
bay x 2.85 (kitchen width) )

Two Double glazed window, one  
being a bay window, wall and floor  
units, island with integrated fridge  
and freezer, built in double oven,  
electric hob with overhead extractor  
hood, integrated fridge, plumbed for  
washing machine

### Downstairs WC

Double glazed window, wash hand  
basin, WC and radiator

### Landing

Double glazed window, access to  
bedrooms and bathroom

• Three Bedroom Semi Detached House • Corner Plot

- Great First Time Buy
- Energy Rating D

### Bathroom

8'1" x 7'11" (2.47 x 2.42 )

Fully tiled walls and floor, shower  
cubicle, wall mounted wash hand  
basin, freestanding bath, WC,  
double glazed window and radiator.

### Bedroom 1

12'11" x 10'7" into robe (3.94 x 3.24  
into robe)

Double glazed window, radiator  
sliding door wardrobes, coving and  
loft access

### Bedroom 2

11'8" x 11'5" (3.58 x 3.50 )

Double glazed window, radiator.

### Bedroom 3

8'11" x 8'2" (2.72 x 2.51 )

Double glazed window, radiator,  
coving

### External

Ample space at front which is has  
blocked paving and gravel. There  
are gardens to back and side with  
decked area, lawn and fenced  
perimeter.

### Material Information

**BROADBAND AND MOBILE:**

At the time of marketing we believe  
this information is correct, for further  
information please visit

- Close to Walkergate Metro Station
- Council Tax Band C

<https://checker.ofcom.org.uk>

EE-Good outdoor

O2-Good outdoor, variable in-home  
Three-UK-Good outdoor, variable 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

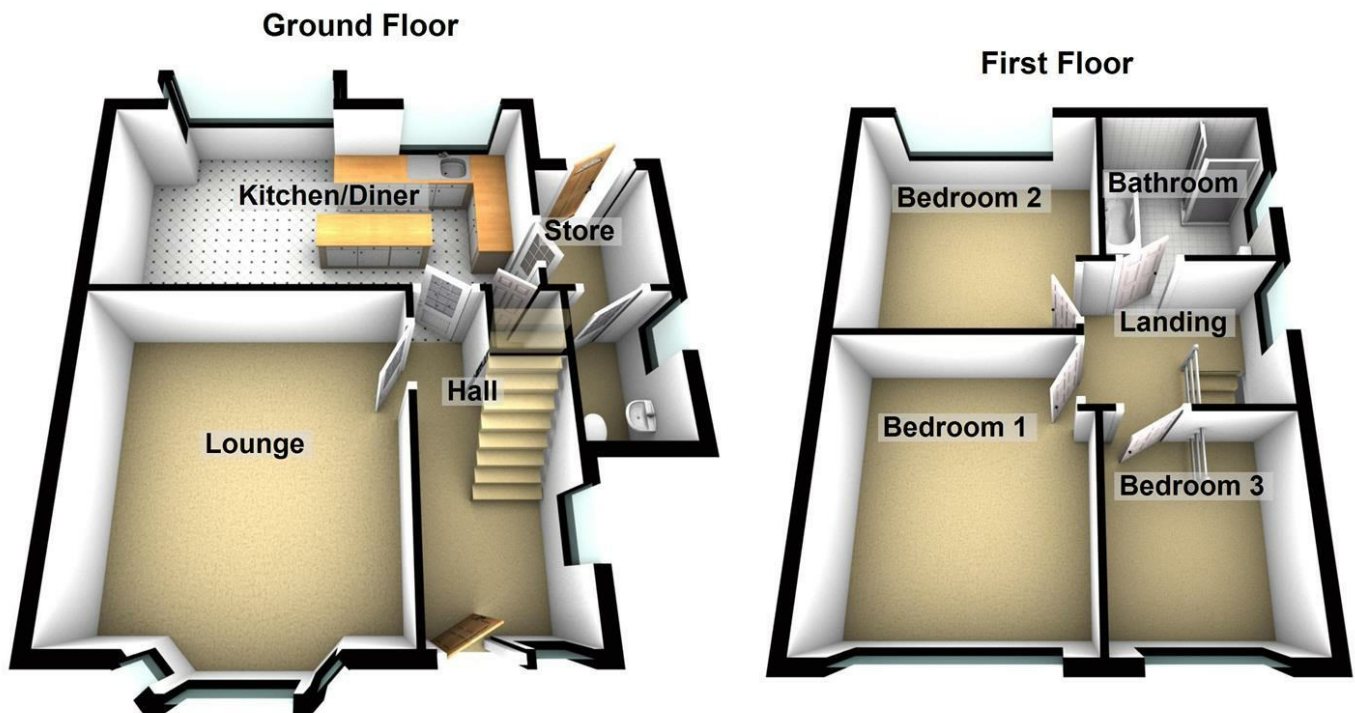
This information must be confirmed  
via your surveyor and legal  
representative.







## Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	78