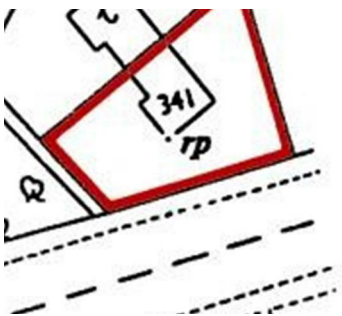




341 Welbeck Road , Walker, NE6 2PB

- ENVIABLE CORNER PLOT • GENEROUS SIZED GARDENS TO THREE SIDES • GREAT FAMILY HOME
- THREE BEDROOMS SEMI DETACHED HOUSE • ON SITE PARKING • RECENTLY REFUBISHED KITCHEN •
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND GREAT TRANSPORT LINKS TO NEWCASTLE CITY CENTRE •
- COUNCIL TAX BAND A • ENERGY RATING E • FREEHOLD •

Offers Over £155,000



- Substantial Corner Plot
- Gardens To Three Sides
- Close to Local Amenities, Schools and Transport Links
- Freehold
- On Site Parking
- Integrated Appliances
- Great Starter Home
- Energy Rating E
- Council Tax Band A

Hallway

Double glazed entrance door, stairs to the first floor landing, radiator. Panellign to walls.

Lounge

14'6" x 11'11" (4.41 x 3.63)

Double glazed windows to both the front and rear elevation, two radiators and laminate flooring.

Kitchen/Diner

18'10" x 11'3" (5.75 x 3.45)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, integrated washing machine, dishwasher, sink unit. Double glazed windows to front and rear, part tiled walls, tiled floor and two radiators.

Rear Lobby

3'3" x 2'11" (1.00 x 0.89)

Storage cupboard, double glazed external door to the rear garden.

Landing

Double glazed window, access to bedrooms and bathroom.

Bedroom 1

11'5" into robe x 9'5" min (3.49 into robe x 2.86 min)

Built-in sliding door wardrobes, double glazed window, radiator.

Bedroom 2

11'10" into robe x 8'5" (3.62 into robe thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.)

Built-in sliding door wardrobes, double glazed window, radiator.

Bedroom 3

9'1" x 8'2" (2.78 x 2.51)

Double glazed window, radiator.

Bathroom

8'9" x 5'7" (2.67 x 1.71)

Fitted with a three piece suite

comprising; bath, WC, wash hand basin. Double glazed windows and radiator.

External

Externally there are generous sized gardens to the front rear and side which are mostly laid to lawn together with space for on site parking. The front also has decked area.

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>

arious factors can affect coverage, such as being close to large trees or representative.

buildings when outdoors, or the prediction and your experience.

EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three -Good outdoor and in-home
Vodafone - Good outdoor and 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:

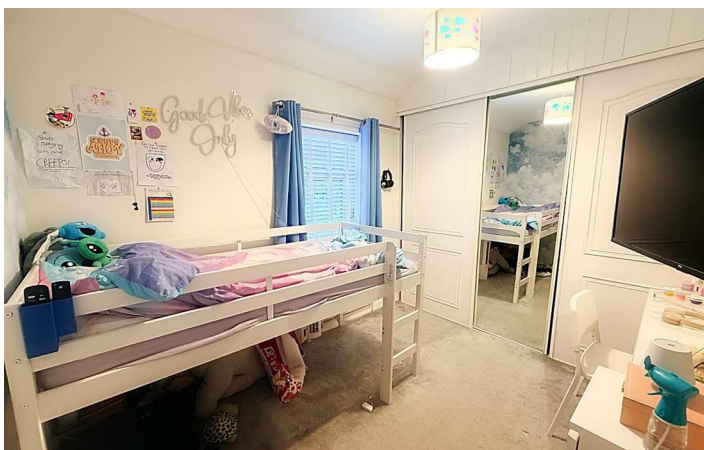
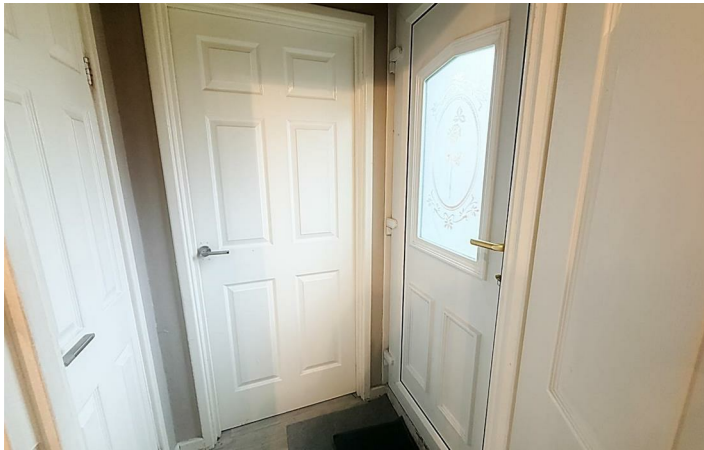
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

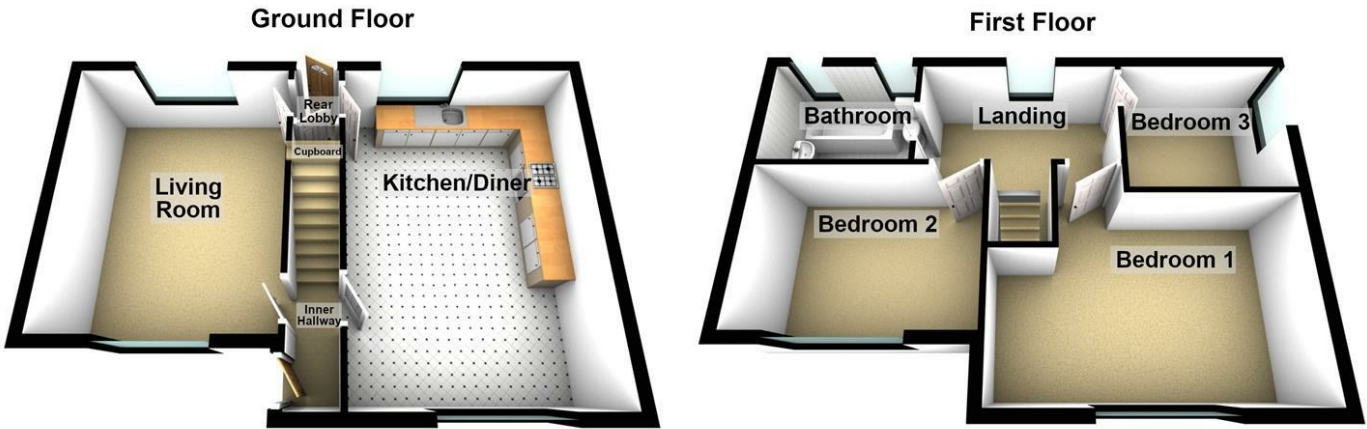
Traditional

This information must be confirmed via your surveyor and legal





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	49	81
(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 