

Stotts Road, Walkergate, Newcastle upon Tyne, NE6 4UD

£140,000

No upper chain - A two-bedroom semi-detached house on a spacious plot in Walkergate, offering excellent potential for buyers looking to modernise and add value.

The ground floor provides a good-sized reception room with large windows and a fireplace, giving a clear focal point for a future living area. A separate kitchen currently features fitted units and space for a breakfast table, with scope for redesign or opening up the layout.

Upstairs is a spacious master bedroom with walk in storage and a second bedroom with built in wardrobes, along with a recently renovated shower room WC.

Outside, the house occupies a wide, paved frontage providing low-maintenance outdoor space and off-street parking. To the rear is a south-westerly facing garden area with access to a spacious garage.

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X2 X1 X1

Two bedroom semi-detached house

Spacious plot size

No upper chain

Detached garage

Driveway

Freehold

Recently renovated shower room WC

South-westerly facing garden

Council Tax Band A / EPC rating D

For any more information regarding the property please contact us today









T: 0191 281 6700
jesmond@rmsestateagents.co.uk

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ENTRANCE PORCH:
Entrance door, windows to front and sides, courtesy light.

LOUNGE: 13'2 x 13'0 (4.02m x 3.97m)
Double glazed window to the front, fitted gas fire, alcoves, double radiator.

KITCHEN: 16'5 x 6'3 (5.00m x 1.91m)
Base units, walk in pantry, combination boiler, double radiator, double glazed window to the rear, double glazed door to the rear.

SHOWER ROOM/WC: 5'9 x 6'1 (1.75m x 1.86m)
White 3 piece suite comprising; wash hand basin set in vanity unit, step in corner shower cubicle with mains fed shower, low level wc, double glazed frosted window to the rear.

BEDROOM ONE: 9'9 x 9'5 (2.96m x 4.14m)
Double glazed windows to the front, radiator, one alcove.

BEDROOM TWO: 7'8 x 9'5 (2.33m x 2.87m)
Double glazed window to the rear, built in mirrored wardrobe.

EXTERNALLY:
Rear garden, mainly paved.
Detached garage – 15'10 x 15' (4.84m x 4.81m) with light and power points.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas Central Heating
Broadband: ADSL copper wire
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A
EPC RATING: D

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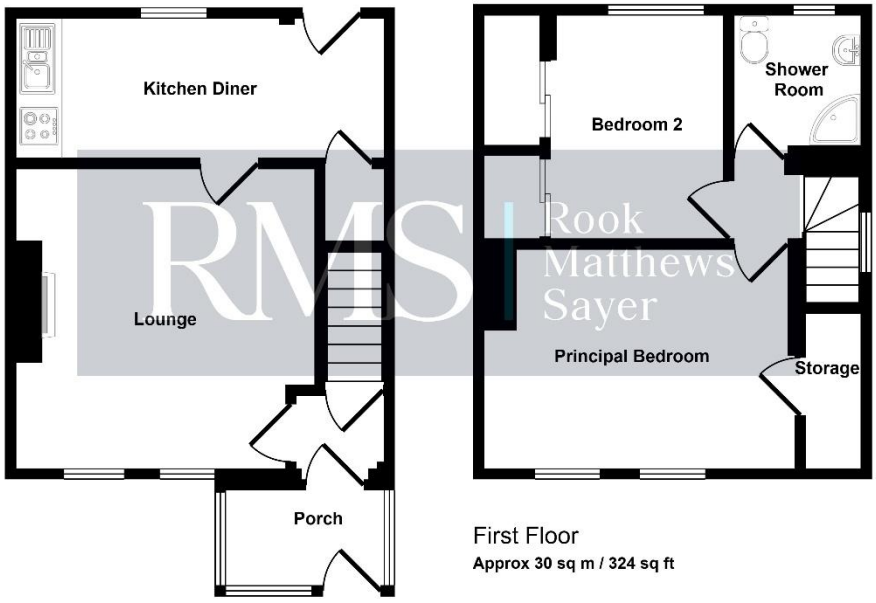
Approx Gross Internal Area
62 sq m / 669 sq ft



First Floor
Approx 30 sq m / 324 sq ft

Ground Floor
Approx 32 sq m / 346 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

The Property Ombudsman

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