

## 3 St. Oswalds Green Walker, Newcastle Upon Tyne, NE6 4AF

- \*\* THREE BEDROOM MID TERRACE HOUSE \*\* RECENTLY REFURBISHED & READY TO MOVE INTO \*\*
- \*\* DOWNSTAIRS WC \*\* MODERN KITCHEN \*\* LOUNGE & DINING ROOM \*\* AMPLE STORAGE SPACE \*\*
- \*\* GOOD SIZE GARDEN TO REAR \*\* BUS SERVICES DIRECT TO NEWCASTLE CENTRE & THE COAST \*\*
- \*\* WALKERGATE METRO STATION LESS THAN 0.5 MILE \*\* CLOSE TO LOCAL SCHOOLS & SHOPS \*\*
- \*\* FANTASTIC FIRST TIME BUY \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

Offers Over £130,000



• Three Bedroom Mid Terrace House

• Lounge & Dining Room

• Council Tax Band A

**Entrance Porch**

Double glazed entrance door with window to the side, inner door leading into the hallway.

**Hallway**

Stairs to the first floor landing, radiator.

**WC**

5'7" x 2'6" (1.71 x 0.77)

Double glazed window, WC, wash hand basin and radiator.

**Lounge**

14'8" x 11'3" max (4.48 x 3.43 max)

Double glazed window, storage cupboard, radiator.

**Dining Room**

11'4" x 8'4" (3.47 x 2.56)

Double glazed window, two storage cupboards, radiator and double glazed door leading out to the rear garden.

**Kitchen**

9'1" x 7'3" (2.77 x 2.23)

Fitted with a modern range of wall and base units with work surfaces over and sink unit, space for cooker with extractor hood over, double glazed window.

• Newly Refurbished & Ready To Move Into

• Good Size Rear Garden

• Freehold

**Landing**

Double glazed window, cupboards, access to bedrooms and bathroom.

**Bedroom 1**

11'9" x 9'10" (3.60 x 3.01)

Double glazed window, radiator.

**Bedroom 2**

11'9" x 8'7" (3.60 x 2.62)

Double glazed window, radiator.

**Bedroom 3**

11'9" x 7'0" max (3.60 x 2.14 max)

Double glazed window, cupboard, radiator.

**Bathroom**

9'1" max x 5'11" max (2.77 max x 1.81 max)

Comprising; bath with shower over, WC and wash hand basin, double glazed window, ladder style radiator and part panelled walls.

**External**

Externally there is a good size garden to the rear which is mostly paved for low maintenance together with a rear access gate.

**Material Information**

**BROADBAND AND MOBILE:**

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

• Downstairs WC

• New Boiler Fitted May 2025

• Energy Rating D

information please visit

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

EE-Good outdoor and in-home

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: Medium.

Rivers and the sea: Very low.

**CONSTRUCTION:**

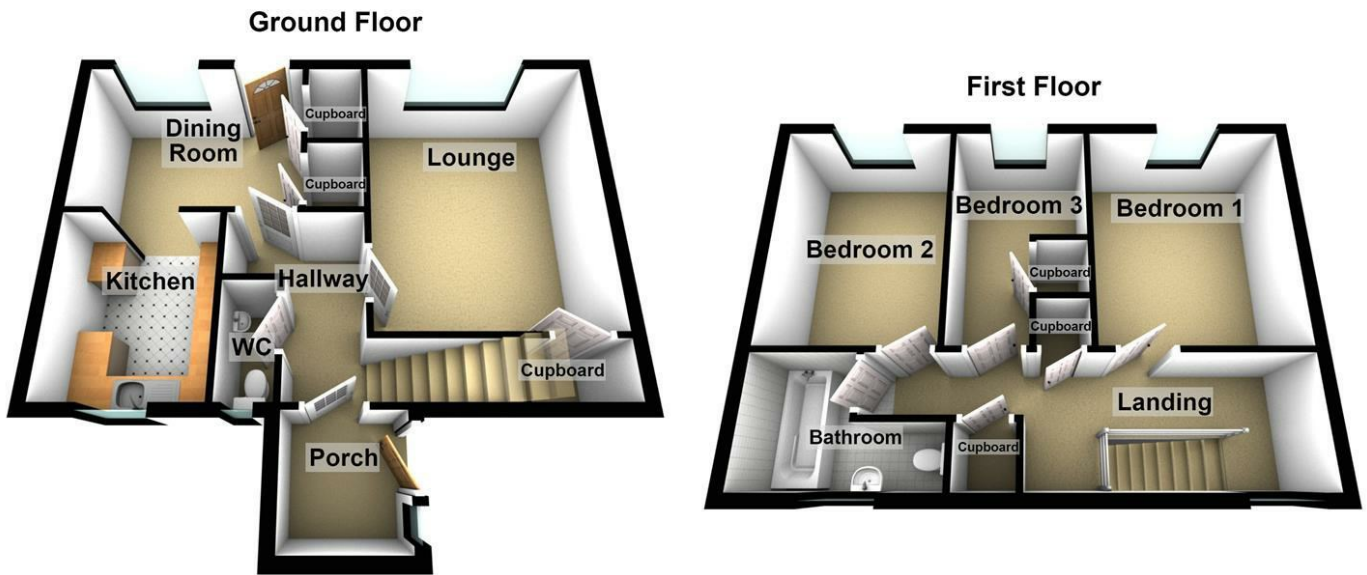
Traditional

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	