



## 11 Briarwood Crescent

Walkerville, Newcastle Upon Tyne, NE6 4ST

\*\* 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. \*\*

\*\* SUPERB FOUR BEDROOM SEMI DETACHED HOUSE \*\* HIGHLY SOUGHT AFTER AREA \*\*

\*\* BALCONY WHICH OVERLOOKS A BEAUTIFULL SOUTH WEST FACING REAR GARDEN \*\*

\*\* DOWNSTAIRS WC/UTILITY ROOM \*\* FAMILY/DINING ROOM \*\* BEAUTIFULLY PRESENTED \*\*

Asking Price £295,000



- Guide Price £300,000 to £310,000
- Modern Kitchen & Utility Room/WC
- Boarded Loft Space With Ladders & Lighting
- Four Bedroom Semi Detached House
- Off Street Parking For Two Vehicles
- Council Tax Band B - Freehold
- Beautifully Presented Throughout
- Balcony Overlooking A Lovely South West Facing Rear Garden
- Energy Rating C

### Entrance Lobby

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

### Hallway

Stairs to the first floor landing, laminate flooring, radiator.

### Lounge

22'6" x 9'11" (6.87 x 3.03)

Double glazed window to the front elevation, wall mounted electric fire, laminate flooring, double glazed French doors leading out to the rear garden.

### Family/Dining Room

13'0" x 12'2" (3.97 x 3.71)

Double glazed window, laminate flooring, storage cupboard, radiator.

### Utility/WC

7'0" x 5'7" (2.14 x 1.71)

Comprising; WC and wash hand basin with fitted furniture surrounding, plumbed for washing machine, double glazed window, laminate flooring and radiator.

### Kitchen

12'9" x 10'6" (3.89 x 3.21)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven and hob, integrated fridge/freezer and dishwasher, sink unit. Double glazed windows, laminate flooring, radiator and double glazed door to the rear garden.

### Landing

Access to bedrooms, bathroom and balcony

### Balcony

The balcony is accessed from the landing and has double glazed French doors and decking, this overlooks a beautiful rear garden.

### Bedroom 1

13'1" x 9'10" (3.99 x 3.01)

Double glazed windows, mirrored door wardrobes, radiator and access to the loft which has pull down ladders lighting and is boarded for storage.

### Bedroom 2

12'10" x 10'5" (3.92 x 3.20)

Double glazed window, mirrored door wardrobe, radiator.

### Bedroom 3

12'10" x 10'4" (3.93 x 3.15)

Double glazed window, mirrored door wardrobe, radiator.

### Bedroom 4

9'4" x 9'2" (2.87 x 2.80)

Double glazed window, mirrored door wardrobe, radiator.

### Bathroom

9'11" max x 9'1" max (3.03 max x 2.78 max)

Comprising; bath, separate shower cubicle, WC and wash hand basin. Double glazed window, part tiled walls, ladder style radiator.

### External

The front of the property is mostly block paved providing off street parking for two vehicles. There is a lovely south westerly

aspect garden to the rear which has lawn, decking, planted beds, and a shed for storage.

### 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>

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

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

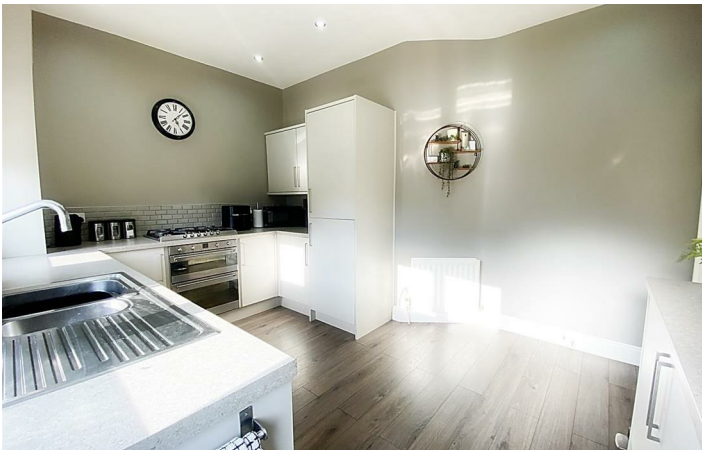
#### FLOOD RISK:

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

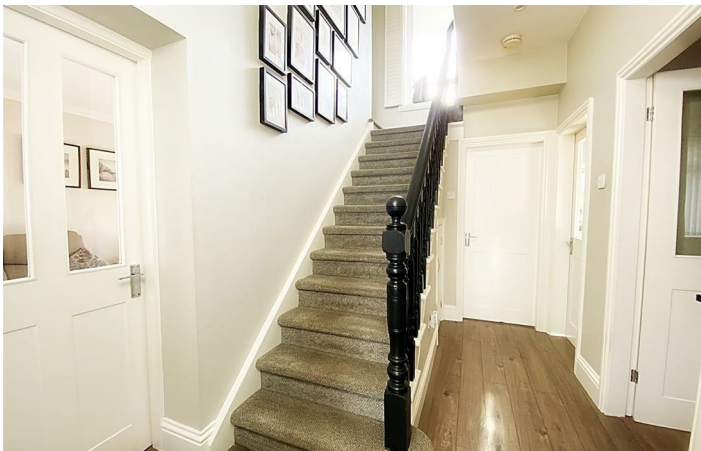
#### CONSTRUCTION:

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









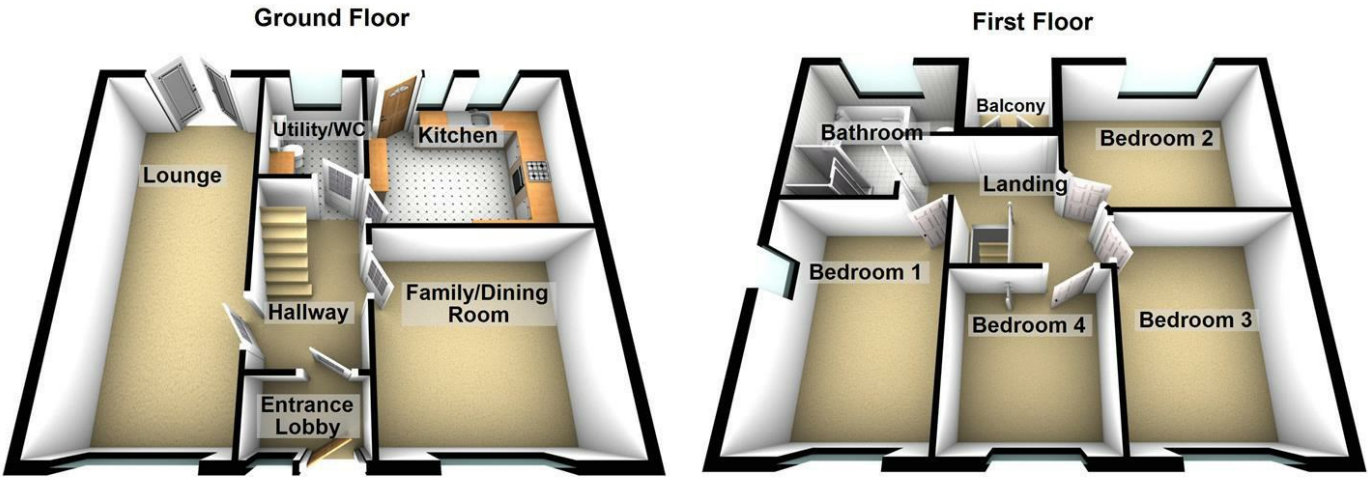








Floor Plan



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	75	83
(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	