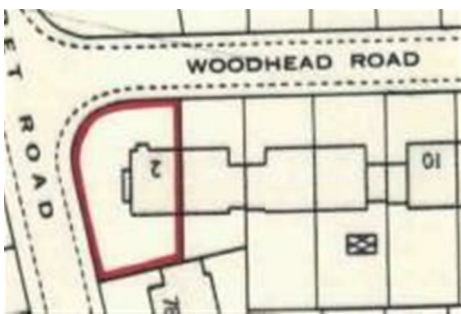




2 Woodhead Road

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:

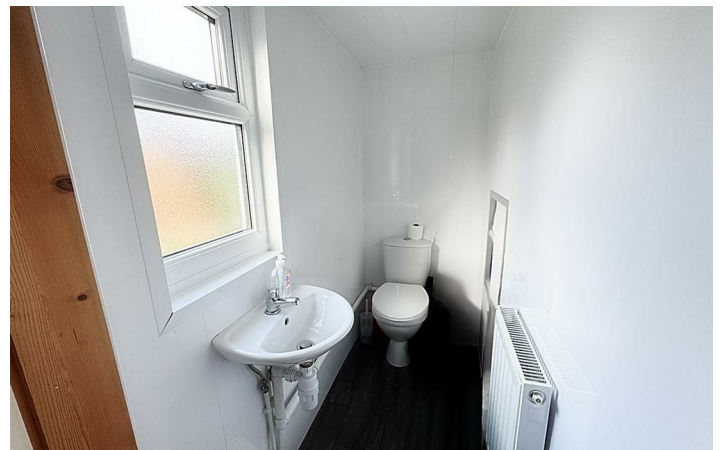
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

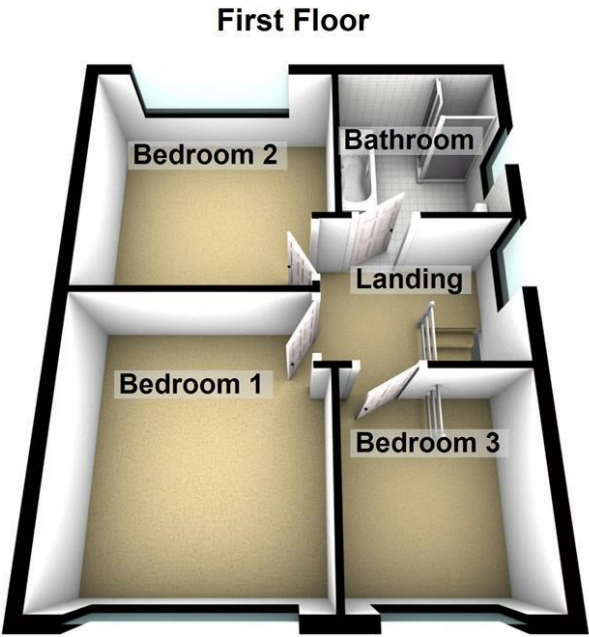
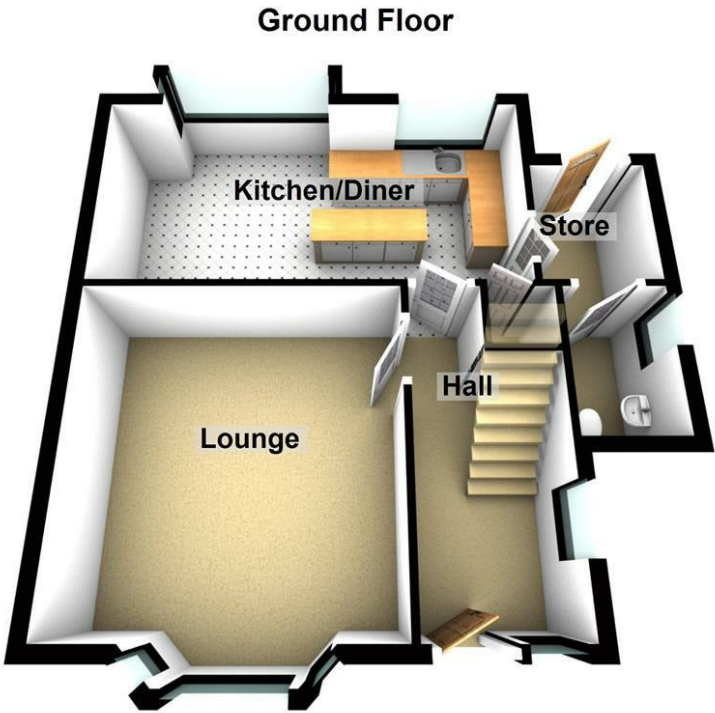
This information must be confirmed
via your surveyor and legal
representative.







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 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		
(55-68) D	66	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	