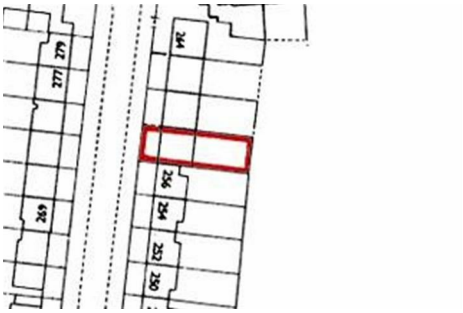
next2buy property retailers make the next step easy



258 Westbourne Avenue

Walkergate, Newcastle Upon Tyne, NE6 4XU

** 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. **

** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT **

** SUPERB MODERN KITCHEN WITH CENTRAL ISLAND & OPEN PLAN TO DINING AREA **

** LOVELY PRIVATE GARDEN TO REAR ** GARAGE & AMPLE SPACE FOR OFF STREET PARKING **

Price Guide £235,000

3 1 2 D

- Guide Price £235,000 - £245,000
- Lovely Private Rear Garden
- Nearby Metro Station
- Extended Three Bedroom Semi Detached House
- Beautifully Presented Throughout
- Freehold - Council Tax Band B
- Modern Open Plan Kitchen/Diner
- Garage & Off Street Parking
- Energy Rating D

Hallway

Double glazed composite entrance door, stairs to the first floor landing with storage cupboard under, wood effect flooring, radiator.

Lounge

21'10" x 11'8" (6.67 x 3.58)
Double glazed window, fireplace with gas fired stove fire, coving to ceiling, radiator and double doors leading into the kitchen/ dining room.

Dining Area

11'8" x 11'3" (3.58 x 3.45)
Double glazed French doors with windows to the side leading out to the rear garden, radiator, open plan to kitchen area.

Kitchen Area

13'10" x 13'7" (4.24 x 4.15)
Fitted with a range of wall and base units with contrasting work surfaces over and sink unit, central island, integrated oven, hob and fridge. Double glazed windows, tiling to floor, radiator, external door to the rear garden and door leading into the garage.

Landing

Double glazed window, access to the loft which is boarded, has pull down ladders and lighting.

Bedroom 1

13'6" x 10'10" (4.14 x 3.31)
Double glazed window, fitted wardrobes, radiator.

Bedroom 2

12'0" x 10'9" (3.67 x 3.29)
Double glazed window, radiator.

Bedroom 3

3.05 x 2.14 (0.91m.1.52m x 0.61m.4.27m)
Double glazed window, cupboard, radiator.

Bathroom

8'7" x 6'11" (2.63 x 2.13)
Comprising; bath, shower cubicle, WC and wash hand basin, double glazed window, tiling to walls and floor, underfloor heating, ladder style radiator.

Garage

20'1" x 7'4" (6.13 x 2.24)
Up and over door, power points and lighting.

External

Externally the front is paved and provides space for off street parking. There is a lovely private garden to the rear that has a decked terrace and lawn.

Material Information

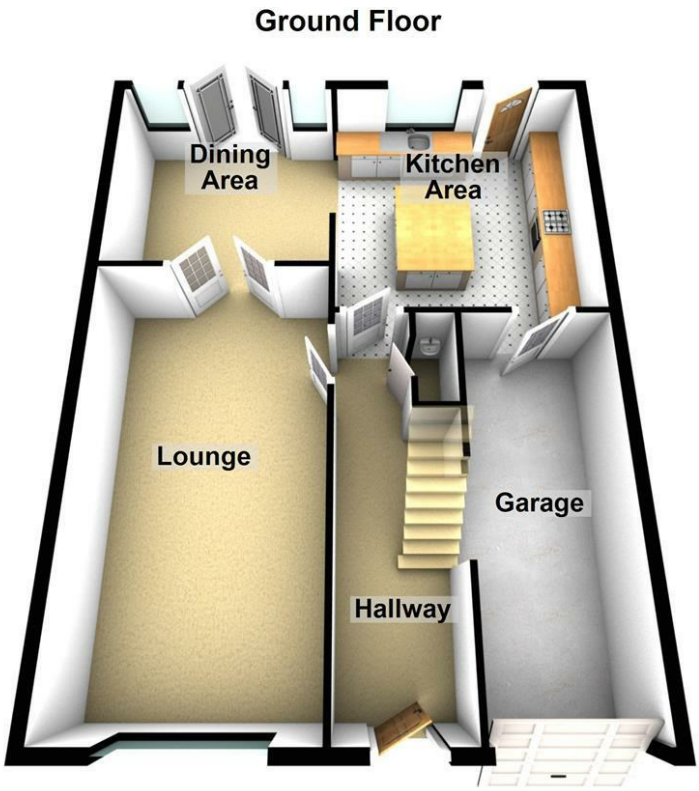
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk
EE-Good outdoor, variable in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor and in-home

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

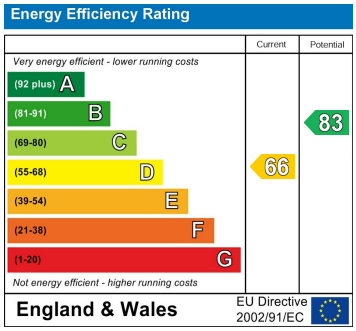
FLOOD RISK:
Yearly chance of flooding:
Surface water: Low.
Rivers and the sea: Very low.

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.



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