

49 Allendale Road , Walker, NE6 2SU

** Due to the significant interest in this property, the owner is no longer conducting viewings. If you wish to be placed on the reserve list or would like to register for similar properties, please contact us. **

** GREAT FIRST TIME BUY ** READY TO MOVE INTO ** TWO BEDROOM MID TERRACED HOUSE

**GOOD SIZE LOW MAINTENANCE REAR GARDEN ** FREEHOLD ** OVERLOOKNG PARK **

**CLOSE TO LOCAL AMENITIES AND EXCELLENT ROAD LINKS TO NEWCASTLE CITY CENTRE **

** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £110,000



- Great First Time Buy
- Close to Local Amenities and Excellent Links to Newcastle City Centre
- Two Double Bedrooms
- Ready to Move Into
- Off Street Parking
- Council Tax Band A
- Lovely Low Maintenance Rear Garden
- Freehold

Entrance

Composite door opening into inner lobby, stairs to first floor and access to lounge

Stairs to First Floor

Leading to landing

Lounge

13'5" x 11'6" (4.11 x 3.52)
Double glazed windows with plantation shutters, radiator, laminate flooring, understairs storage cupboard and opening into kitchen.

Kitchen

16'4" x 5'10" (5.00 x 1.78)
Fitted with range of modern wall and base units with complimentary work surfaces, sink unit, integrated washing machine, integrated fridge freezer, built in microwave, induction hob and built in electric oven, laminate flooring, vertical radiator, double glazed window and door to rear garden.

Landing

Access to shower room and bedrooms.

Shower Room

Comprising: shower cubicle, WC, hand wash basin, radiator, double glazed window and spot lights.

Bedroom 1

15'1" max x 9'10" (4.60 max x 3.00)
Front Elevation. Storage cupboard, two double glazed windows, plantation shutters, radiator and laminate flooring.

Bedroom 2

9'6" max x 9'9" (2.90 max x 2.98)
Rear Elevation. Double glazed window, radiator and laminate flooring

External

To the front of the property there is off street parking and to the rear there is lovely low maintenance garden with patio area and fenced perimeter.

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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

Energy Rating TBC

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

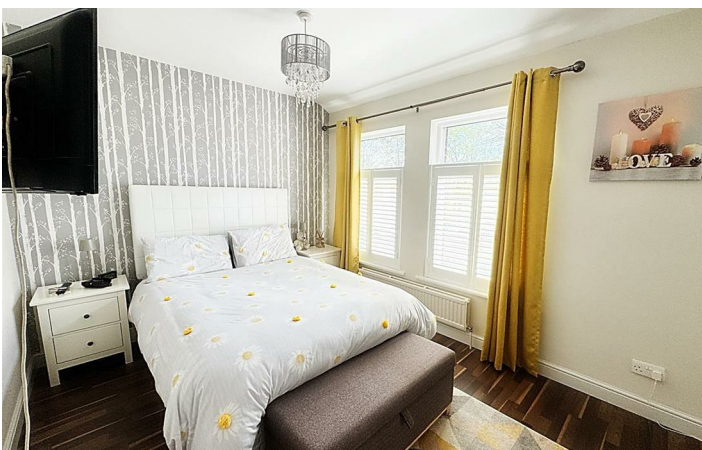
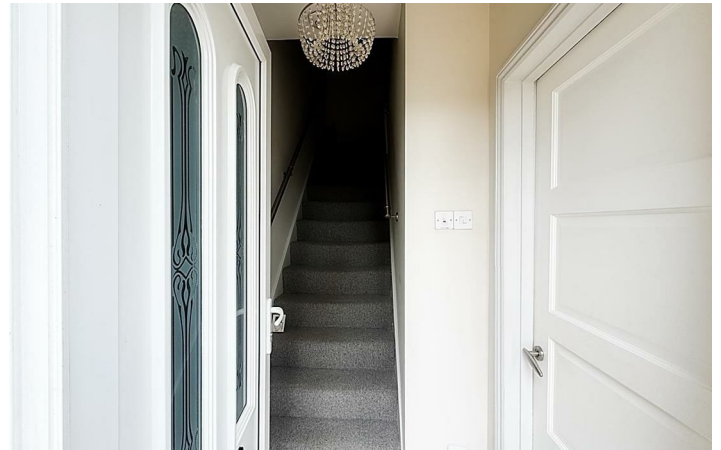
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

CONSTRUCTION:

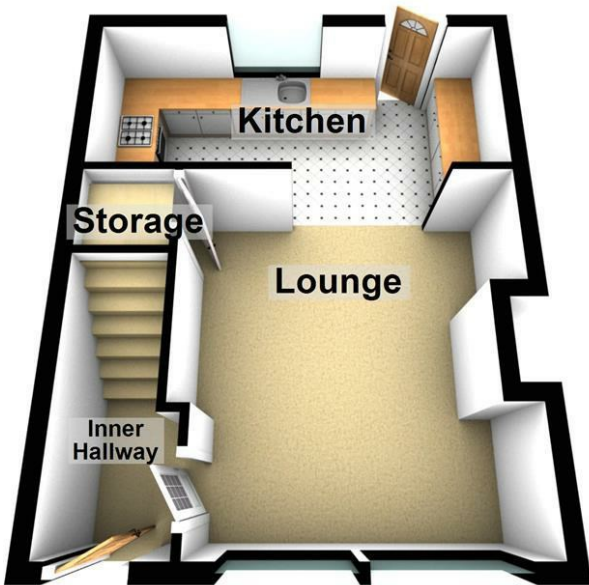
Traditional
This information must be confirmed via your surveyor and legal representative.



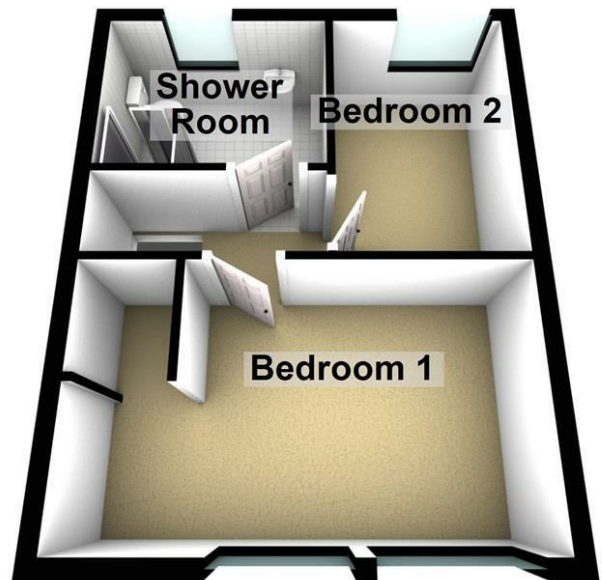


Floor Plan

Ground Floor



First Floor



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			
(81-91) B			87
(69-80) C		73	
(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	