



2 Woodhead Road Walkergate, Newcastle Upon Tyne, NE6 4RX

** 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 **

** GREAT FIRST TIME BUY ** WALKERGATE METRO STATION APPROX 0.2 miles **

** COUNCIL TAX BAND C ** ENERGY RATING D **

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

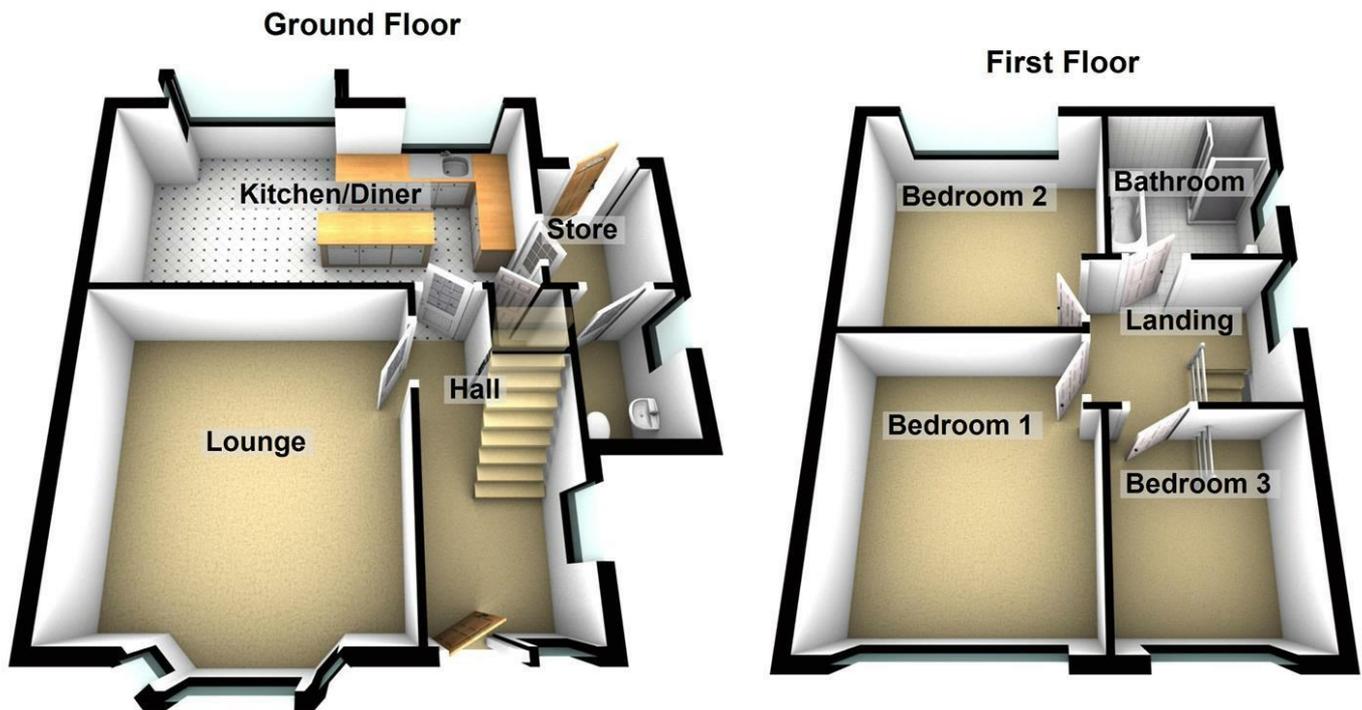
This information must be confirmed via your surveyor and legal representative.







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 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	