



3



1



2

- 3 Bedroom Semi Detached House
- Great Modern Bathroom with Underfloor Heating
- Gas Central Heating
- Council Tax Band B | EPC C

- West Facing Rear Garden
- Conservatory
- Sealed Unit Double Glazed Windows

- Immaculately Presented
- Lounge and Separate Dining Room
- Driveway and Garage

Immaculately presented 3 bedroom semi detached house with gas central heating and sealed unit double glazed windows. Briefly comprising an Entrance Hallway with laminate flooring and stairs to the first floor. Lounge with a bay windows to the front aspect, feature fireplace with a living flame effect gas fire and sliding doors to the Dining Room which is to the rear aspect and has French doors to the Conservatory with laminate flooring and door to the rear garden. Kitchen with wall and base units, one and a half sink and drainer unit, tiled splash back, tiled flooring with under floor heating, plumbed for washing machine, integrated electric oven and gas hob with an extractor over, wine rack, integrated fridge, door to garage and to the rear garden. First floor landing leading to the Bathroom which has a bath, walk in double shower cubicle with a mains shower, tiled flooring with under floor heating, low level w/c, vanity unit with a wash hand basin, tiled walls, towel rail and a loft hatch. Bedroom 1 is to the front aspect and has Hammonds fitted wardrobes, Bedroom 2 to to the rear and also has Hammonds fitted wardrobes, Bedroom 3 is to the front and also has Hammonds fitted wardrobes.

Externally to the front there is a lawned garden and a block paved drive via wrought iron gates leading to a garage with an electric roller door. To the rear there is a lawned garden with patio area all of which enjoys a Westerly aspect.

Walkergate is a popular residential area, well placed for local amenities, with good road and public transport links, including the Metro system, for ease of access into the city, to the coast and throughout Tyneside.





Energy Performance: Current C Potential C
Council Tax Band: B
Distance to Walkergate Metro: 0.5 miles
Distance to Supermarkets: 0.9 miles
Distance to City Centre: 2.4 miles

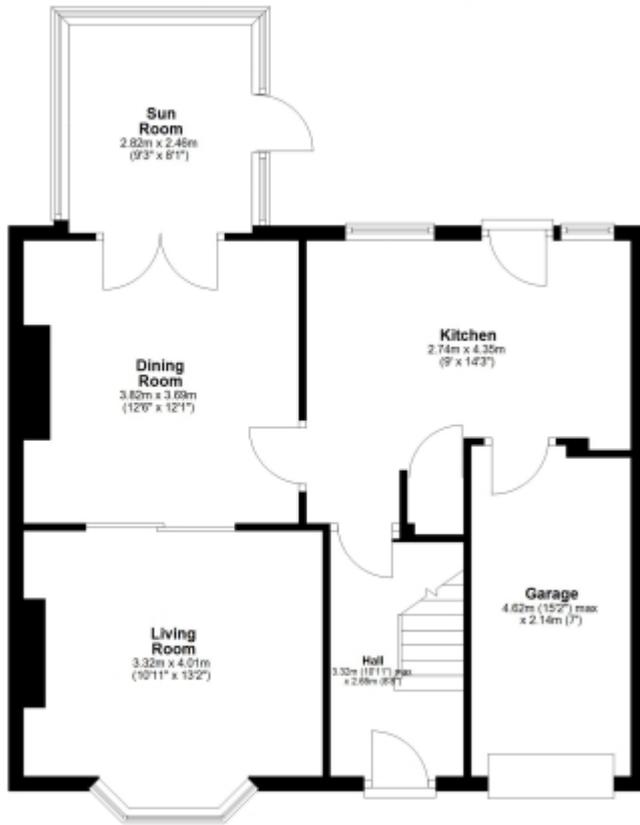
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Verified reviews from our clients

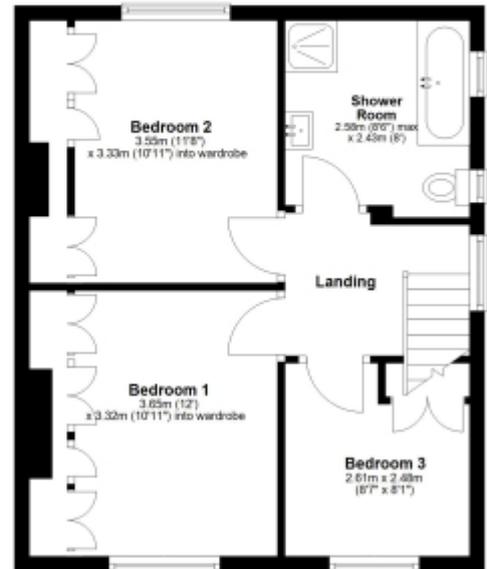
Ground Floor

Approx. 66.3 sq. metres (714.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 109.1 sq. metres (1174.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.