



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

** SOUTH FACING REAR GARDEN ** CORNER PLOT ** THREE BEDROOM SEMI DETACHED HOUSE **

** GREAT FAMILY HOME ** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND MAJOR ROAD LINKS **

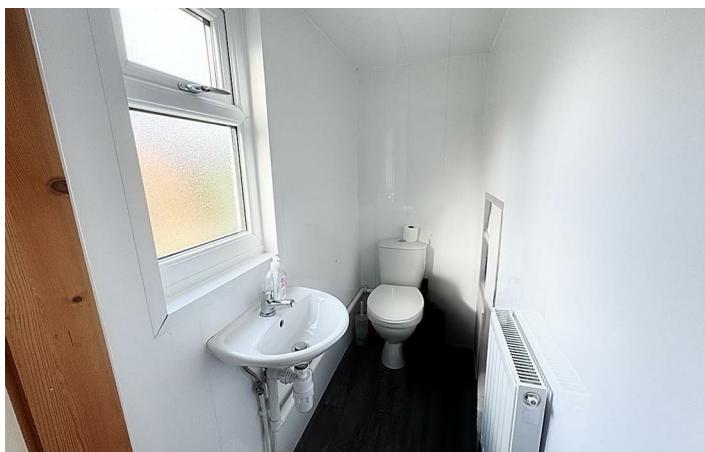
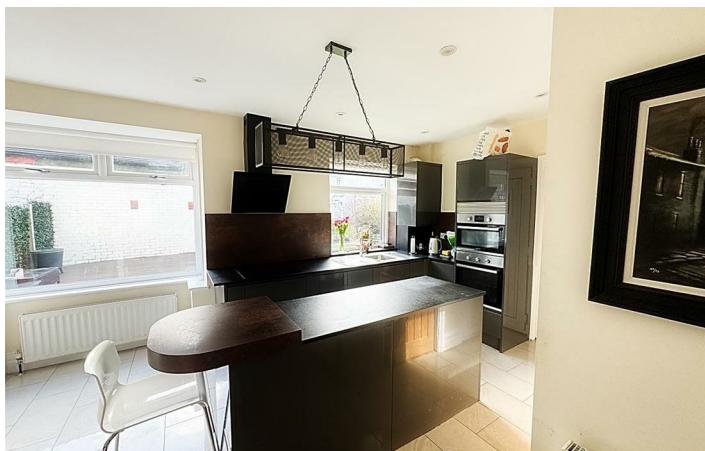
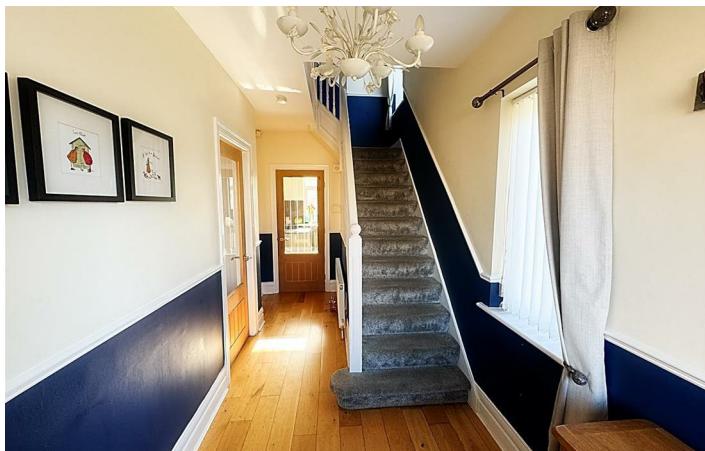
** FREEHOLD ** GREAT FIRST TIME BUY ** WALKERGATE METRO STATION APPROX 0.2 miles **

** COUNCIL TAX BAND C ** ENERGY RATING TBC **

Offers Over £240,000



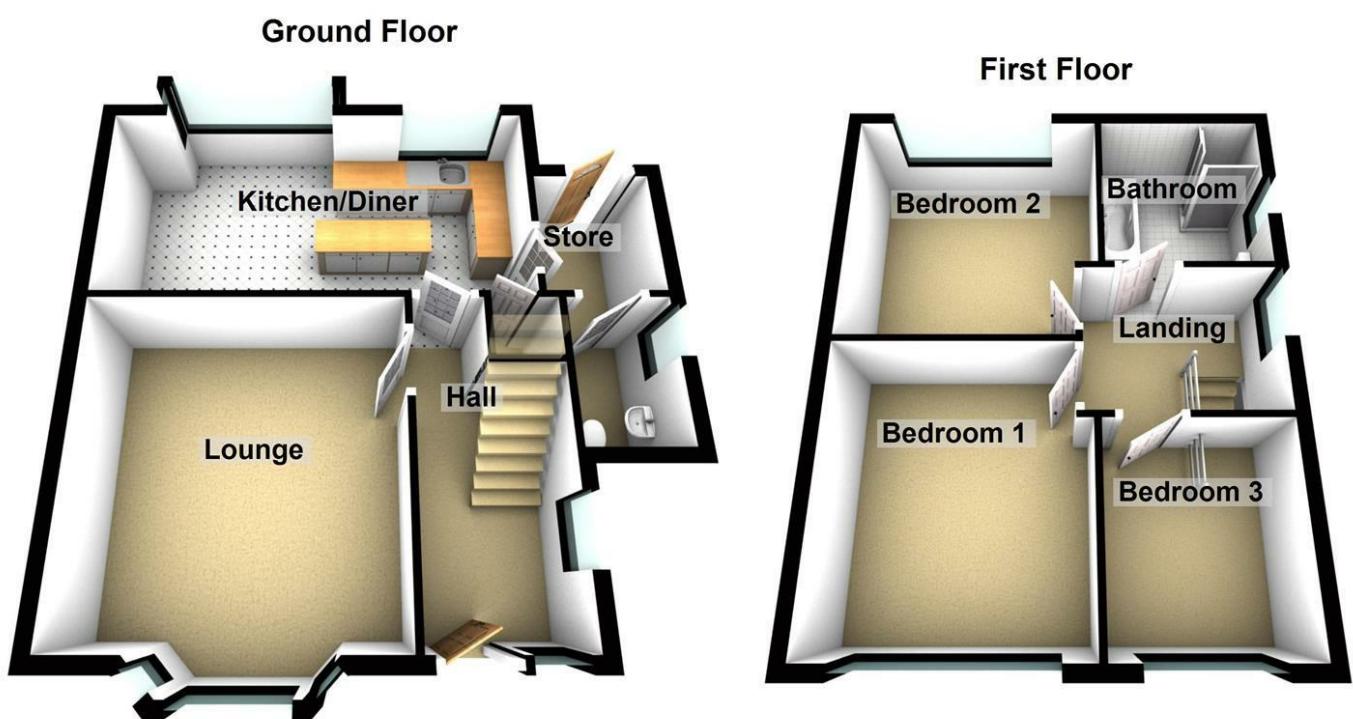
• Freehold	• Three Bedroom Semi Detached House	• Corner Plot
• South Facing Rear Garden	• Great First Time Buy	• Close to Walkergate Metro Station
• Kitchen/Diner	• Energy Rating TBC	• Council Tax Band C
Entrance	Bathroom	https://checker.ofcom.org.uk
Composite door into hallway	8'1" x 7'11" (2.47 x 2.42)	EE-Good outdoor
Hallway	Fully tiled walls and floor, shower cubicle, wall mounted wash hand basin, freestanding bath, WC, double glazed window and radiator.	O2-Good outdoor, variable in-home
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.	Bedroom 1	Three-UK-Good outdoor, variable in-home
Lounge	12'11" x 10'7" into robe (3.94 x 3.24 into robe)	Vodafone_Good outdoor, variable in-home
13'8" in to bay x 1345'1" max (4.19 in to bay x 410 max) Double glazed bay window, radiator, feature fireplace, picture rail.	Double glazed window, radiator sliding door wardrobes, coving and loft access	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
Kitchen/Diner	Bedroom 2	FLOOD RISK:
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	11'8" x 11'5" (3.58 x 3.50) Double glazed window, radiator.	Yearly chance of flooding: Surface water: Very low. Rivers and the sea: Very low.
Downstairs WC	Bedroom 3	CONSTRUCTION:
Double glazed window, wash hand basin, WC and radiator	8'11" x 8'2" (2.72 x 2.51) Double glazed window, radiator, coving	Traditional This information must be confirmed via your surveyor and legal representative.
Landing	External	
Double glazed window, access to bedrooms and bathroom	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	







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