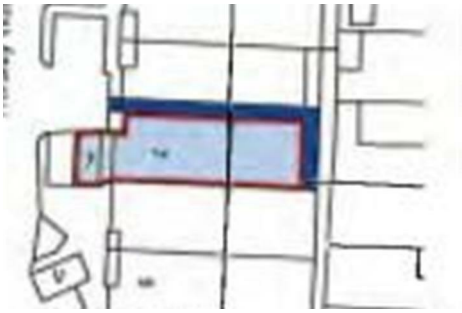
next2buy property retailers make the next step easy









7 Hursley Walk

Walker, Newcastle Upon Tyne, NE6 3LS

• CHAIN FREE • FOUR BEDROOM END TERRACE HOUSE • ALLOCATED PARKING BAY •

• SPACIOUS OPEN PLAN LIVING AREA • DONWSTAIRS WC • ENSUITE TO MASTER BEDROOM

• ROAD LINKS DIRECT TO NEWCASTLE CITY CENTRE • 1.8 MILES FROM NEWCASTLE QUAYSIDE •

• ST VINCENT PRIMARY SCHOOL 0.2 MILES • GARDEN TO REAR • ENERGY RATING B •

• COUNCIL TAX BAND B • FREEHOLD •

Offers Over £190,000

4 2 1 B

- Chain Free
- Four Good Size Bedrooms
- Great Links to Newcastle City Centre
- Downstairs WC
- Master bedroom with Ensuite
- Energy Rating B
- Allocated Parking Bay
- Council Tax Band B
- Freehold

Entrance
Entrance door, stairs to the first floor landing, radiator, cupboard and access to Lounge

Open Plan Lounge
18'11" max lounge area x 15'8" max (5.79 max lounge area x 4.78 max)
Double glazed window, radiator, two storage cupboards, open plan to dining area which has French doors leading out to the garden. Dining Area 3.83 max x 3.55 max.

Kitchen
8'10" x 8'9" (2.70 x 2.69)
Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge/freezer, double glazed window. Part tiled walls and plumbed for diswasher.

Downstairs WC
6'2" x 4'7" (1.90 x 1.42)
WC, wash hand basin, cupbaord and radiator. Plumbing for washing machine in cupboard.

First Floor Landing
Two Storage cupboards, radiator. Access to bedrooms and bathroom.

Bedroom 1
12'4" x 11'0" (3.76 x 3.37)
Double glazed window, radiator. Access to en-suite.

En-suite
6'3" x 4'1" (1.93 x 1.27)
Shower cubicle, WC and wash hand basin. Part tiled walls ad radiator.

Bedroom 2
11'0" x 11'5" (3.36 x 3.50)
Double glazed window, radiator.

Bedroom 3
9'6" x 8'2" (2.90 x 2.49)
Double glazed window, radiator.

Bedroom 4
9'5" x 7'7" (2.89 x 2.33)
Two double glazed windows, radiator.

Bathroom
6'9" x 6'4" (2.08 x 1.95)
Comprising; bath, WC and wash hand basin and radiator.

External
To the front there is an allocated parking bay and to the rear there is a garden laid with lawn and fenced perimiter.

Para - 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.
EE- Good outdoor, variable in-home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor, variable in-home
If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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.



















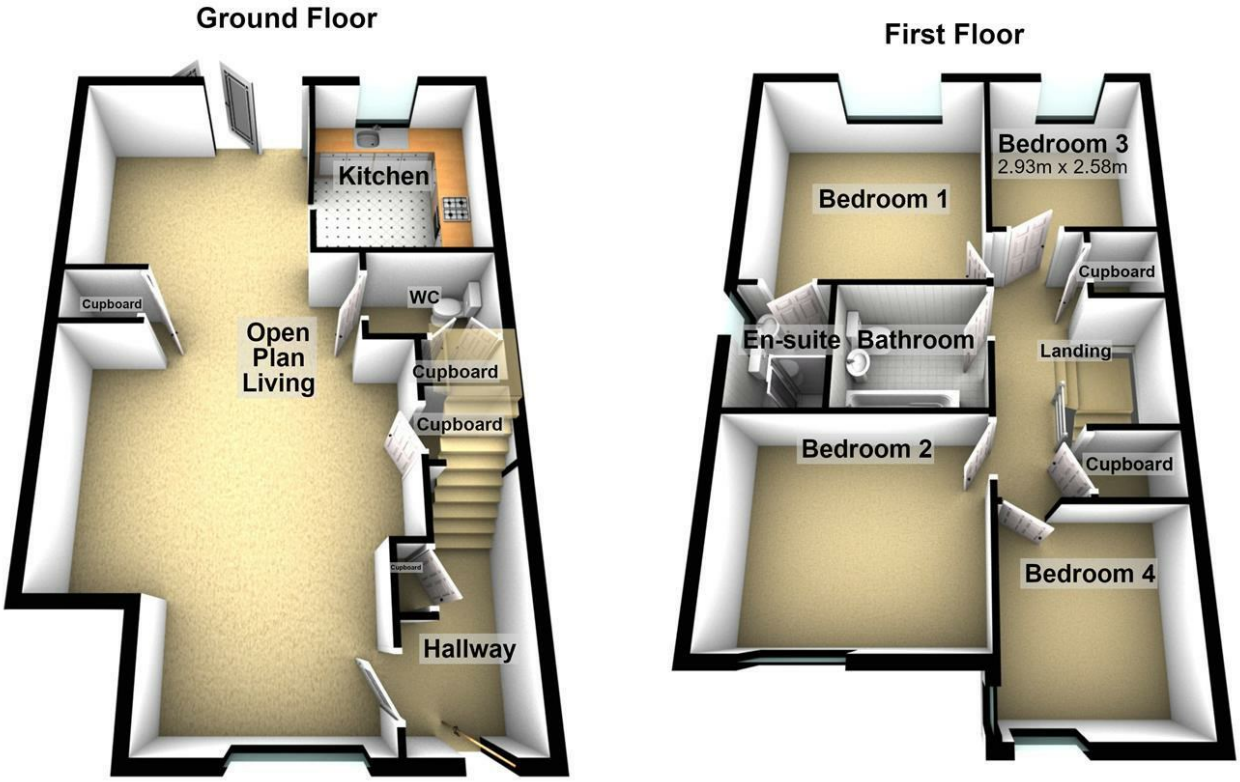




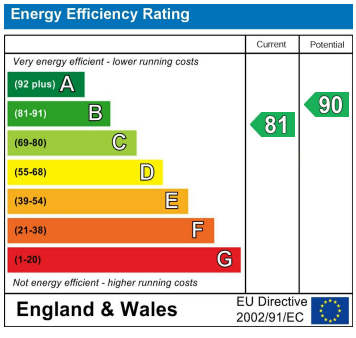




Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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