



4



2



1

- 4 Bedroom Detached House
- Double length Driveway
- Gas Central Heating
- EPC B

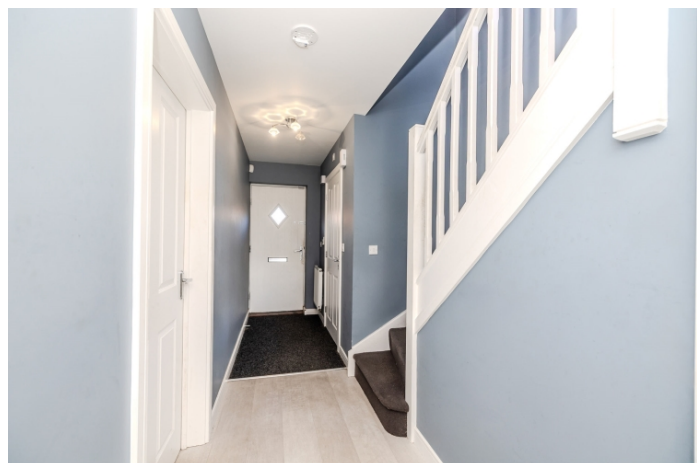
- South Facing Rear Garden
- En-Suite to Bedroom 1
- Sealed Unit Double Glazed Windows

- Open Plan Kitchen Diner
- Garage
- Council Tax Band C

4 bedroom modern detached house benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with stairs to the first floor, laminate flooring and a storage cupboard. Downstairs W/C with a low level w/c, pedestal hand wash basin, laminate flooring and an extractor fan. Lounge with a Box bay window and laminate flooring. Open Kitchen Diner with wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit, integrated electric oven and hob with extractor over, spotlights to the ceiling, laminate flooring, French doors to the rear, Combi boiler enclosed in a wall unit, integrated appliances to include a fridge freezer, dishwasher and washing machine. First floor Landing with a loft hatch and a storage cupboard. Bathroom with a panelled bath, pedestal hand wash basin, low level w/c, heated towel rail, tiled splash back, spotlights to the ceiling, extractor fan and tiled flooring. Bedroom 1 has laminate flooring and is to the rear aspect. En-suite which has a cubicle with a mains shower, tiled splash back, low level w/c, pedestal hand wash basin, spotlights to the ceiling, extractor fan, tiled flooring and a heated towel rail. Bedrooms 2 and 3 both have laminate flooring and are to the front aspect. Bedroom 4 also has laminate flooring and is to the rear aspect.

Externally to the front there is a lawned garden and paved pathway along with a double length Driveway giving off street parking for 2 cars leading to a Garage via an up an over door, there is also gate access to the rear Garden which has lawned and patio area which enjoys a Southerly 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 B Potential A

Council Tax Band: C

Distance to St Albans Primary: 0.5 miles

Distance to Walkergate Metro: 1.0 miles

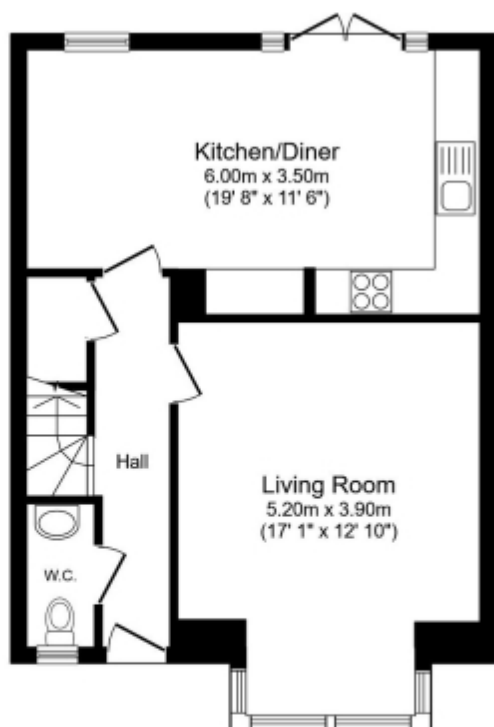
Distance to City Centre: 3.0 miles



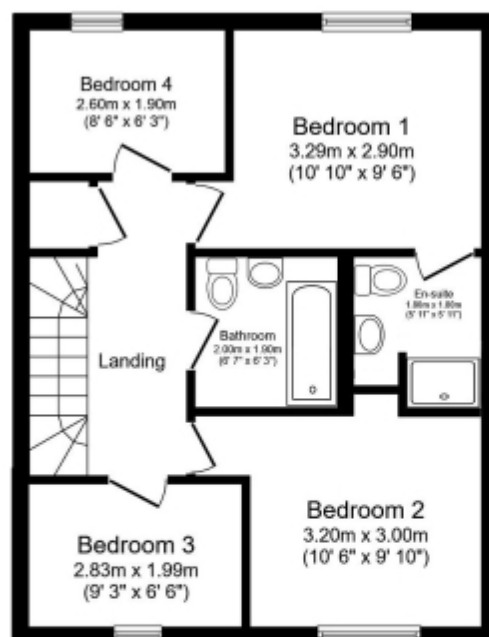
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Ground Floor
Floor area 49.4 sq.m. (532 sq.ft.)



First Floor
Floor area 47.3 sq.m. (510 sq.ft.)

Total floor area: 96.8 sq.m. (1,041 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	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.