



1 Langley Road Walker, Newcastle Upon Tyne, NE6 4DE

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** GUIDE PRICE £160,000 to £170,000 ** FREEHOLD ** THREE BEDROOM SEMI DETACHED HOUSE **

** UPDATING REQUIRED ** CONSERVATORY ** TWO RECEPTION ROOMS ** GREAT FAMILY HOME **

** CLOSE TO LOCAL AMENITIES AND SCHOOLS ** GARAGE AND DRIVEWAY PARKING **

Guide Price £160,000



- Guide Price £160,000 to £170,000

- Garage and Driveway

- Council Tax Band B

Entrance Porch

5'4" x 3'10" (1.65 x 1.19)

UPVC Door, one double glazed

window and two single glazed - timber

bathroom. door access to property.

Hallway

15'11" x 6'2" (4.86 x 1.89)

Timber door opening into hallway,

stairs to first floor

Lounge

12'8" max x 11'8" (3.88 max x 3.56)

Double glazed bay window, radiator,

coving, sliding doors into dining room

Dining Room

12'2" x 11'10" (3.71 x 3.61)

Radiator, coving, double glazed patio

doors into conservatory.

Conservatory

9'10" x 8'10" (3.00 x 2.71)

Double glazed window, French doors

into rear garden, tiled floor.

Kitchen

8'3" x 7'5" (2.53 x 2.27)

Double glazed window, radiator, fitted

with range of base and wall units with

countertops, sink, timber door giving

access to utility

Utility

10'2" x 7'9" (3.10 x 2.38)

Double glazed window, UPVC door

giving access to rear garden and

also access to garage.

- Chain Free - Westerly Facing Rear Garden

- Updating Required

- Energy Rating D

Landing

Double glazed window, loft access

and access to bedrooms and

bathroom.

Bedroom 1

14'4" into bay x 10'11" max (4.38 into

bay x 3.33 max)

Double glazed bay window, radiator -

front elevation.

Bedroom 2

12'0" x 10'11" max (3.67 x 3.33 max)

Double glazed window, radiator - rear

elevation

Bedroom 3

8'2" x 7'10" (2.49 x 2.40)

Double glazed window, radiator -

front elevation

Bathroom

8'3" x 8'0" (2.54 x 2.45)

Two double glazed windows, radiator,

WC, hand wash basin, bath with

mixer tap shower.

Garage

15'1" x 7'11" (4.60 x 2.42)

Up and over garage door and also

access from utility.

External

To the front there is a gated and

walled garden, with driveway and

garage. To the rear there is a

westerly facing garden.

Material Information

- Three Bedroom Semi Detached House

- Great Family Home

- Freehold

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 and in-home

Three Good outdoor, variable in-

home

Vodafone Good outdoor and 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:

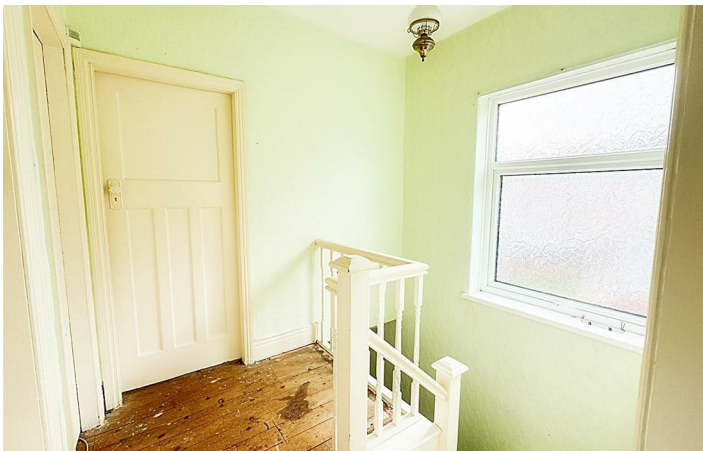
Traditional

This information must be confirmed

via your surveyor and legal

representative.

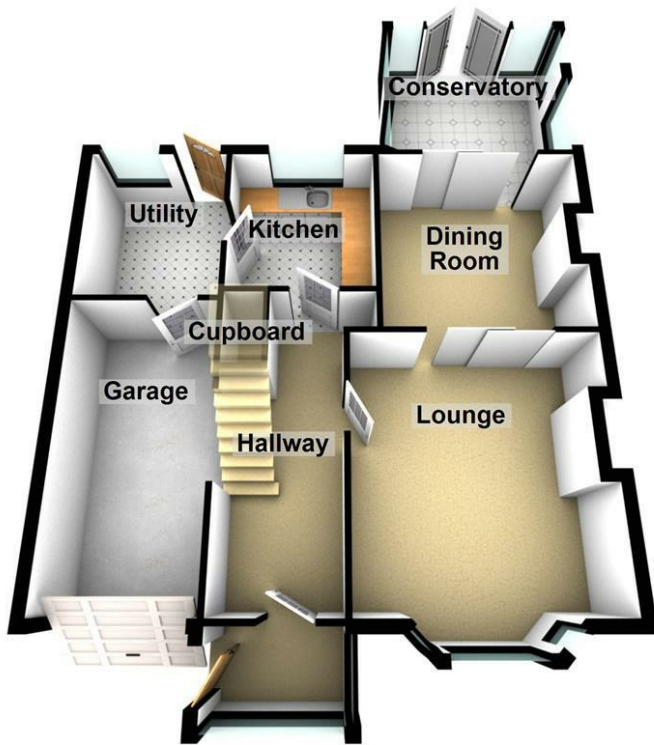






Floor Plan

Ground Floor



First Floor



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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 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(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	