



2



1



2

- 2 Bedroom Semi Detached House
- Good Size Modern Kitchen
- Courtyard to the Rear
- Council Tax Band A | EPC D

- Attached to the Church
- Lounge and Separate Dining Room
- Gas Central Heating

- Central Village Location
- Modern Bathroom
- Sealed Unit Double Glazed Windows

2 bedroom semi detached house situated in a central village location, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of an Entrance Hallway with stairs to the first floor. Lounge which has a feature fireplace with a log burner, separate Dining Room with a feature fireplace and a storage cupboard, Kitchen with wall and base units wooden worktop surfaces, stainless steel sink and drainer unit, gas cooker point, extractor fan, tiled splash back, plumbed for dishwasher, spotlights to the ceiling, Combi boiler enclosed in a wall unit, Oak hardwood flooring, integrated washing machine, door to the rear. First floor Landing with a loft hatch which has pull down ladders to a boarded out loft, Bathroom with a 'P' shaped bath with a mains shower over and a shower screen, vanity unit with a wash hand basin, low level w/c, heated towel rail, tiled walls and flooring, spotlights to the ceiling. Bedroom 1 is to the front aspect, Bedroom 2 is to the side aspect.

Externally to the front there is a shared block paved driveway and to the rear there is a shared courtyard.

Walbottle is a sought after area on the Western periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.





Energy Performance: Current D Potential C  
Council Tax Band: A

Distance to Blaydon Train Station: 1.9 miles

Distance to Walbottle Primary: 0.1 miles

Distance to City Centre: 6.5 miles

**2024  
WINNERS** **ESTAS**

Verified reviews from our clients

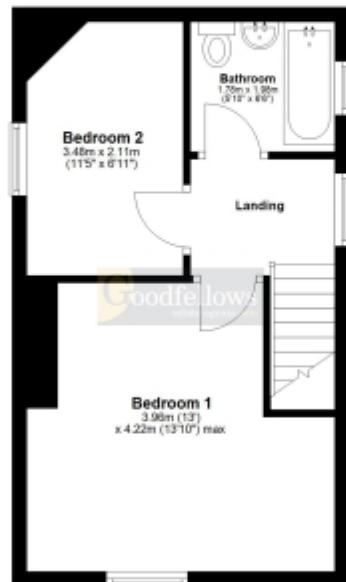
## Ground Floor

Approx. 44.7 sq. metres (481.4 sq. feet)



## First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 76.5 sq. metres (822.9 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		76 C
55-68	D	65 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.