



## 2 Elgin Gardens

Walkerdene, Newcastle Upon Tyne, NE6 4EJ

- SPACIOUS FOUR BEDROOM SEMI DETACHED HOUSE SITUATED IN A HIGHLY POPULAR LOCATION •
- BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE & WALLSEND TOWN CENTRE • FREEHOLD •
- SPACIOUS LOUNGE/DINING ROOM • CONSERVATORY • GOOD SIZE MODERN KITCHEN •
- FAMILY BATHROOM & SHOWER ROOM • AMPLE SPACE FOR OFF STREET PARKING TO FRONT •
- GARDENS TO THE REAR AND SIDE • A GREAT FAMILY HOME • COUNCIL TAX BAND B •
- FREEHOLD • ENERGY RATING C •

**Price £260,000**



- Four Bedroom Semi Detached House
- Family Bathroom & Shower Room
- Lounge/Dining Room

- Ample Off Street Parking
- Freehold

#### Hallway

Double glazed entrance door, wood flooring, stairs to the first floor landing, radiator.

#### Lounge

14'4" x 13'6" + bay (4.39 x 4.12 + bay)

Double glazed bay window, fireplace with living flame effect gas fire, coving and rose to ceiling, radiator. Open plan to dining area.

#### Dining Area

18'4" x 8'3" (5.60 x 2.53)

Storage cupboard, radiator, coving to ceiling, double glazed sliding doors leading into the conservatory.

#### Conservatory

9'7" x 8'4" (2.94 x 2.56)

Double glazed windows, radiator, double glazed French doors leading out to the rear garden.

#### Kitchen

22'3" x 8'9" (6.79 x 2.67)

Fitted with a range of base units with contrasting work surfaces over and sink unit, integrated oven and hob, two integrated fridges and integrated freezer, double glazed windows to both the front and rear elevation. radiator and double glazed French doors leading out to the rear garden.

#### Landing

Access to bedrooms and bathrooms.

- Good Size Kitchen
- Council Tax Band B

#### Bedroom 1

12'10" x 10'6" into robe (3.92 x 3.21 into robe)

Double glazed window, fitted wardrobes, radiator.

#### Bedroom 2

12'7" x 8'7" (3.85 x 2.64)

Double glazed window, radiator.

#### Bedroom 3

10'4" x 9'1" (3.15 x 2.78)

Double glazed window, radiator.

#### Bedroom 4

8'3" x 7'0" (2.53 x 2.14)

Double glazed window, laminate flooring, radiator.

#### Family Bathroom

7'2" x 4'10" (2.19 x 1.49)

Comprising; bath, WC and wash hand basin, double glazed window, part tiled walls, tiling to floor and ladder style radiator.

#### Shower Room

8'7" x 7'9" max (2.64 x 2.38 max)

Shower cubicle, wash hand basin with built-under storage, part tiled walls, tiling to floor, double glazed window and vertical radiator.

#### External

Externally there is block paving to the front providing ample space for off street parking. The rear garden is laid to lawn and there is an area to the side which is paved.

- Conservatory
- Energy Rating C

#### 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>

EE-Good outdoor, variable in-home

O2-Good outdoor and in-home

Three-UK-Good outdoor and in-home

Vodafone\_Good outdoor, variable 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:

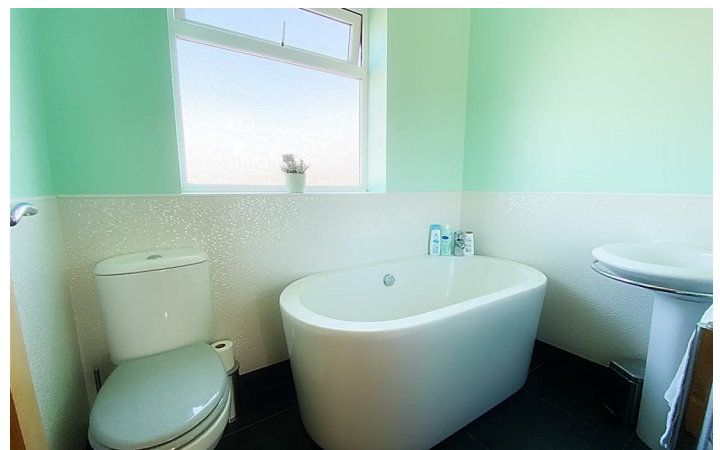
Traditional

This information must be confirmed via your surveyor and legal representative.

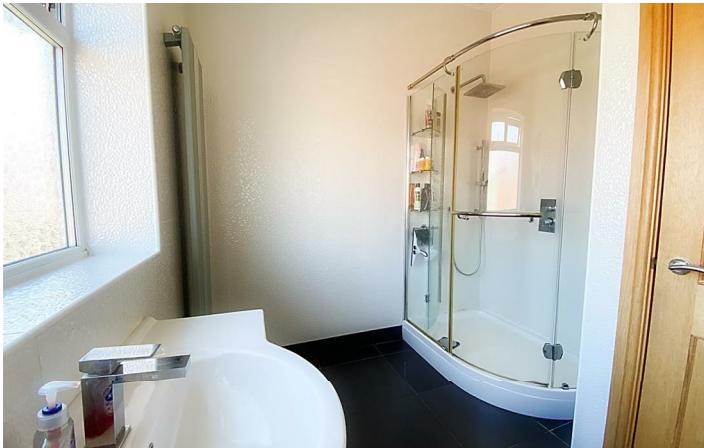




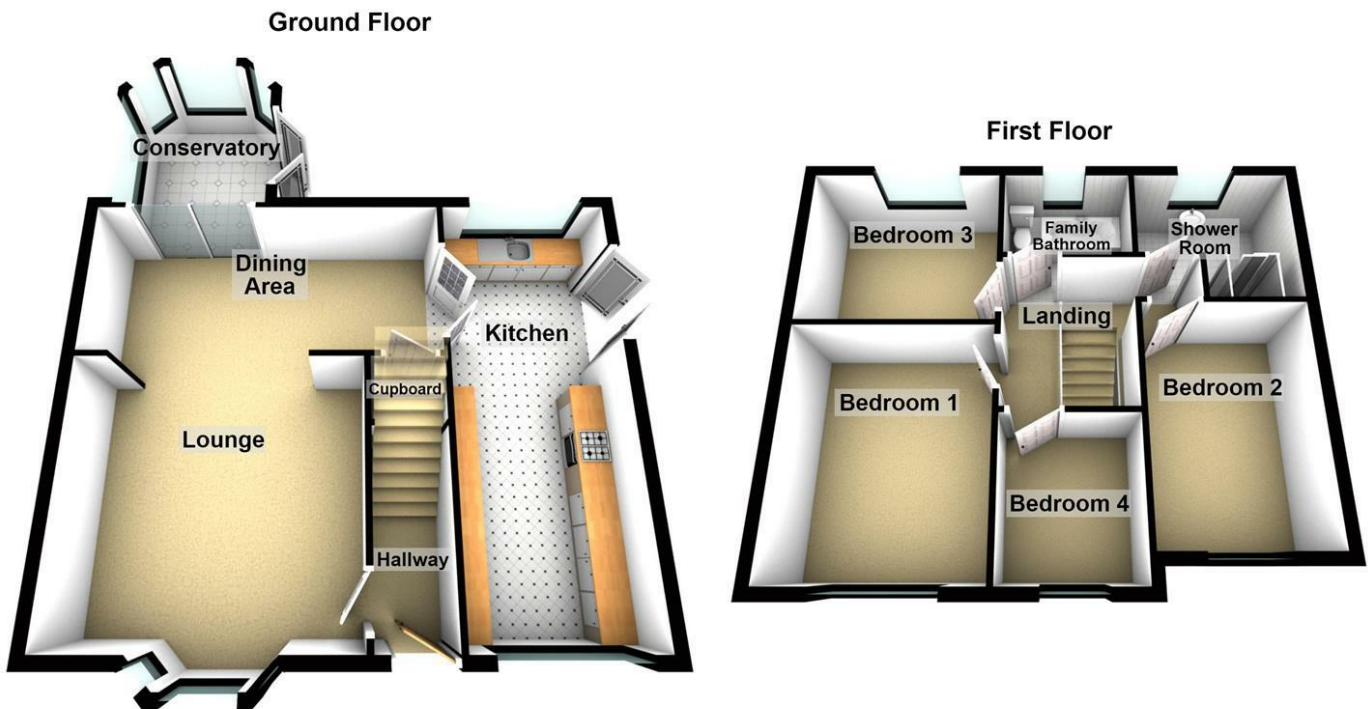








Floor Plan



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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| 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 |         |           |
|                                             | 70      | 83        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |