

## 89 Church Walk

Walker, Newcastle upon Tyne, NE6 3HT

\*\* GUIDE PRICE £135,000 TO £145,000 \*\* CHAIN FREE \*\* WESTERLY ASPECT REAR GARDEN \*\*

\*\* GREAT STARTER HOME \*\* THREE BEDROOM MID TERRACED HOUSE \*\* ON STREET PARKING

\*\* OPEN PLAN LOUNGE/DINER \*\* DOWNSTAIRS WC \*\* OVERLOOKING GRASSED AREA \*\*

\*\* DOWNSTAIRS WC \*\* GREAT ROAD LINKS TO NEWCASTLE CITY CENTRE \*\*

\*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* FREEHOLD \*\*

**Guide Price £135,000**



- Guide Price £135,000 to £145,000
- Chain Free
- Three Bedroom Mid Terrace House
- Downstairs WC
- Westerly Facing Rear Garden
- Energy Rating C
- Great Starter Home
- Open Plan Lounge/Diner
- Freehold

#### Entrance Hall

UPVC door into hallway, stairs to first floor, understairs cupboard and access to WC

#### WC

8'11" x 6'5" (2.74 x 1.98 )

Double glazed window, radiator, plastic cladding to walls, laminate flooring, WC and wash hand basin.

#### Lounge/Dining Area

20'0" x 11'9" max (6.10 x 3.59 max )

Double glazed bow window to lounge, two radiators one in lounge and one in dining area. Double glazed French door into rear garden from dining area, dado rail, coving to ceiling and access to kitchen.

#### Kitchen

10'5" x 10'0" max (3.19 x 3.06 max )

Fitted with base units and a full height unit with complimentary worksurfaces, sink unit, plumbed for washing machine and space for large cooker. Cupboard currently housing fridge/freezer, laminate flooring and radiator.

#### Stairs to First Floor

Leading to..

#### Landing

Two storage cupboards (one housing boiler), access to bedrooms, bathroom and also loft access.

#### Bathroom

Comprising, bath with overhead shower, WC, wash hand basin, radiator, double glazed window and laminate flooring.

#### Bedroom 1

11'11" x 10'3" (3.65 x 3.13 )

Double glazed window, radiator. Rear elevation.

#### Bedroom 2

10'6" x 10'4" (3.21 x 3.15 )

Double glazed window, radiator and storage cupboard. Rear elevation.

#### Bedroom 3

10'4" max x 8'0" max (3.16 max x 2.44 max )

Double glazed window, radiator and storage cupboard. Front elevation.

#### External

To the front of the property there is on street parking and parking bays available. To the rear of the property there is a Westerly facing rear garden with lawned area, brick storage shed and fenced perimeter.

#### 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 and in-home  
O2- Good outdoor and in-home  
Three- Good outdoor and in-home  
Vodafone - Good outdoor and in-home

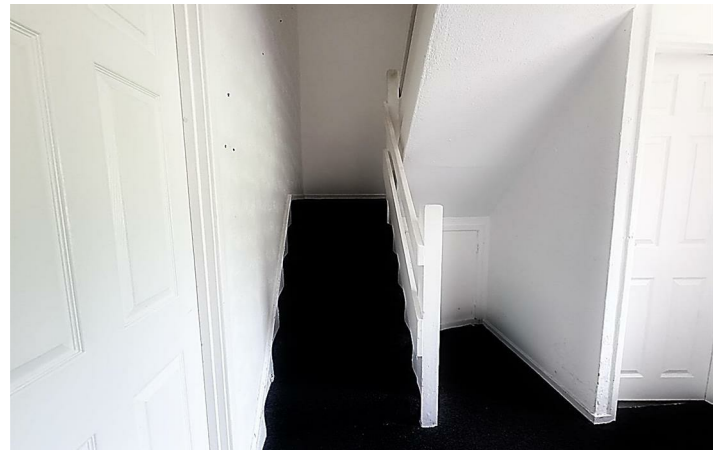
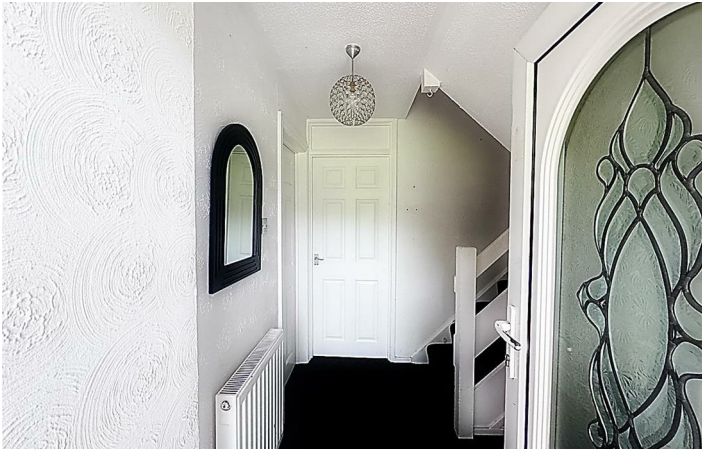
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

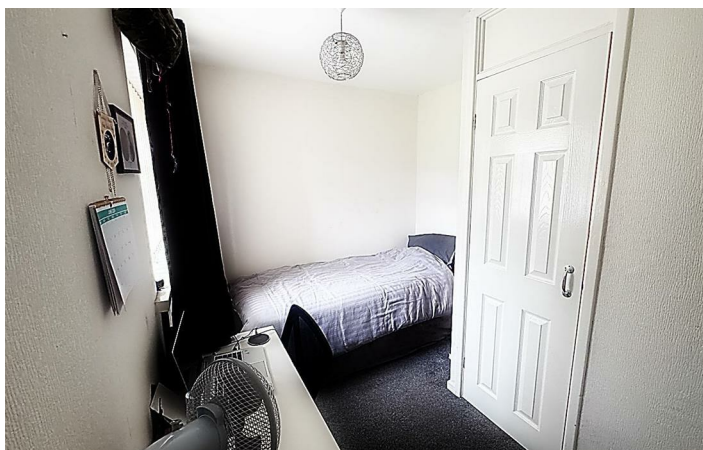
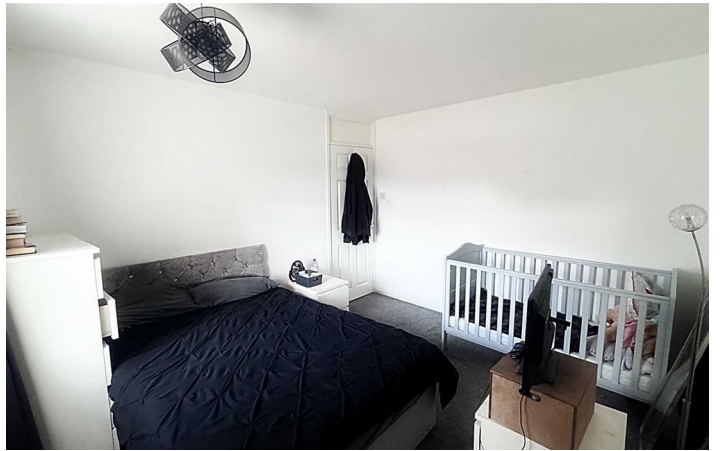
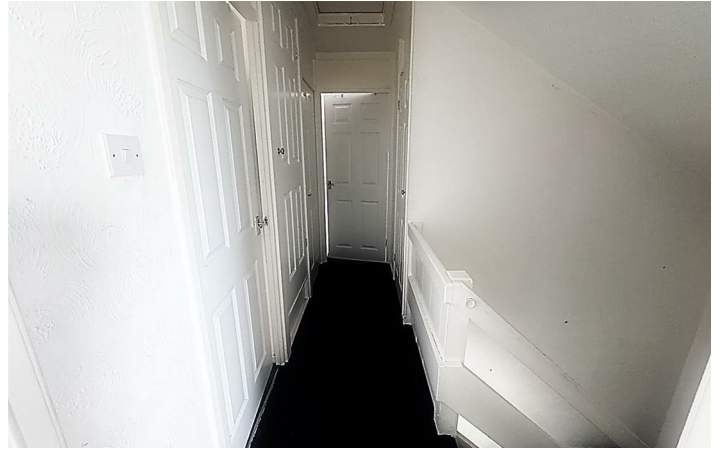
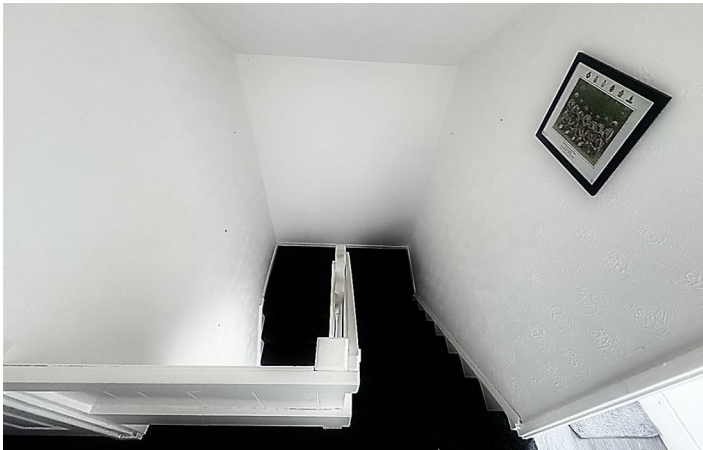
##### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

##### CONSTRUCTION:

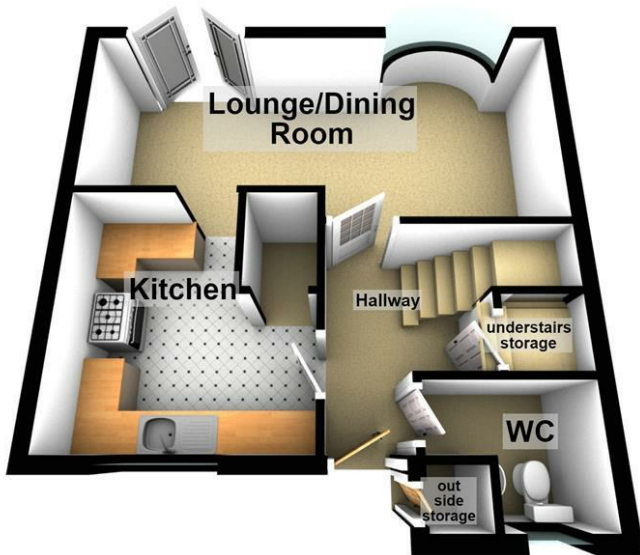
Traditional.  
This information must be confirmed via your surveyor and legal representative.



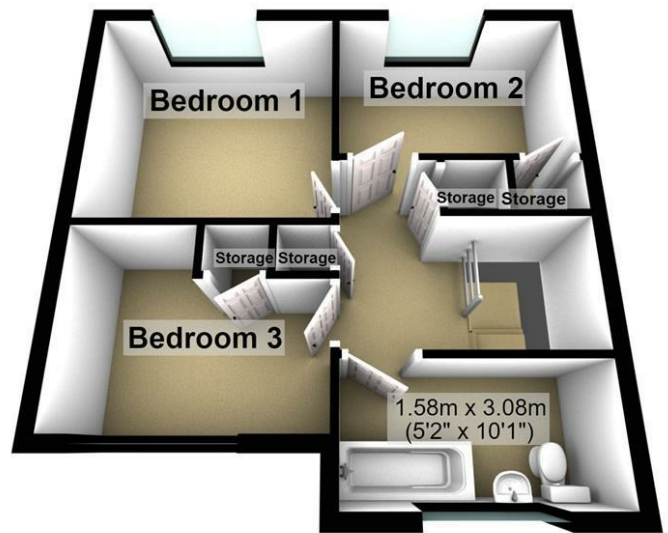


## Floor Plan

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	