

## 7 Lysander Drive

Walker, Newcastle upon Tyne, NE6 3UF

\*\*GUIDE PRICE £185,000 TO £195,000 \*\* IMMACULATEDLY PRESENTED \*\* MID TERRACED HOUSE \*\*

\*\* THREE GOOD SIZED BEDROOMS\*\* GOOD ASPECT REAR GARDEN \*\* DOWNSTAIRS WC \*\*

\*\* LOUNGE, DINING ROOM & OPEN PLAN KITCHEN \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\*

\*\* MODERN KITCHEN WITH INTEGRATED APPLIANCES \*\* ENERGY RATING B \*\*

**Guide Price £185,000**



- Guide Price £185,000 - £195,000
- Downstairs WC

• Freehold  
**Entrance Halway**

Entrance door opening into the hall. Staircase leading to the first floor, access WC/Utility area, access into the dining room, laminate flooring, storage cupboard.

**Downstairs WC/Utility Area**

8'0" x 4'11" (2.44 x 1.51)  
Comprising: WC, wash hand basin, plumbing for washing machine and a ladder style radiator.

**Dining Area**

10'8" x 9'4" (3.26 x 2.87)  
Open plan to the kitchen. Double glazed French doors leading into the private rear garden. Glazed double doors opening into the lounge, laminate flooring, radiator.

**Lounge**

11'3" x 11'8" (3.44 x 3.57)  
Two double glazed windows to the front elevation, laminate flooring, radiator.

**Kitchen**

9'3" x 7'5" (2.84 x 2.28)  
Fitted with a range of modern wall and base units with complimentary work surfaces, sink unit, integrated fridge freezer, built in oven and hob with overhead extractor hood, double glazed window to the rear elevation and laminate flooring.

**Stairs to First Floor**

Leading to..

- Great First Buy - Immaculately Presented
- Good Aspect Rear Garden

• Council Tax Band A  
**Landing**

Spacious and providing access into the bedrooms and bathroom. Storage cupboard.

**Bedroom 1**

14'4" x 10'9" (4.39 x 3.28)  
A good sized double room with two double glazed windows to the front elevation and a radiator. The width measurement is into the widest point.

**Bedroom 2**

10'9" x 10'9" (3.28 x 3.28)  
Two double glazed windows to the rear elevation and a radiator.

**Bedroom 3**

9'3" x 7'6" (2.84 x 2.31)  
Double glazed window to the rear elevation, radiator.

**Bathroom**

7'6" x 5'6" (2.30 x 1.68 )  
The bathroom is situated to the front and is fitted with a modern white three piece suite, comprising: bath with shower over, WC and a wash hand basin. Tiling to floor tiling and complementing wall tiling.

**External**

**Material Information**

**BROADBAND AND MOBILE:**

At the time of marketing we believe this information is correct, for further information please visit

- Three Good Size Bedrooms

- Modern Kitchen with Integrated Appliances

- Energy Rating B  
<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

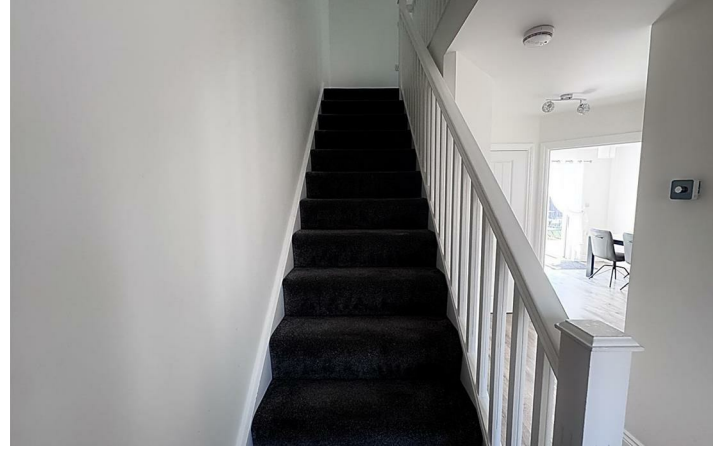
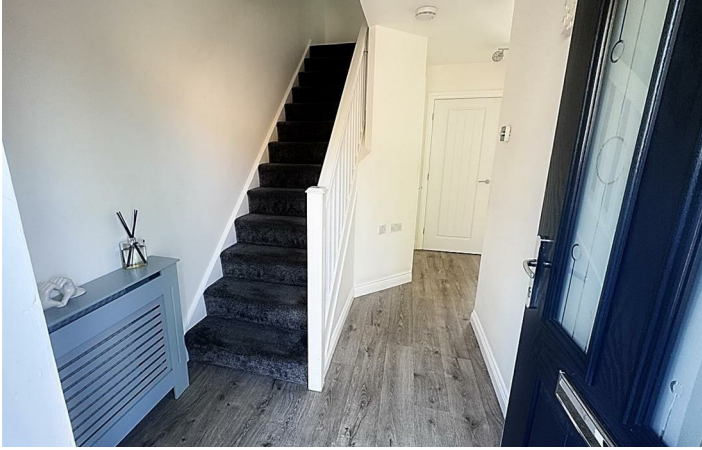
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

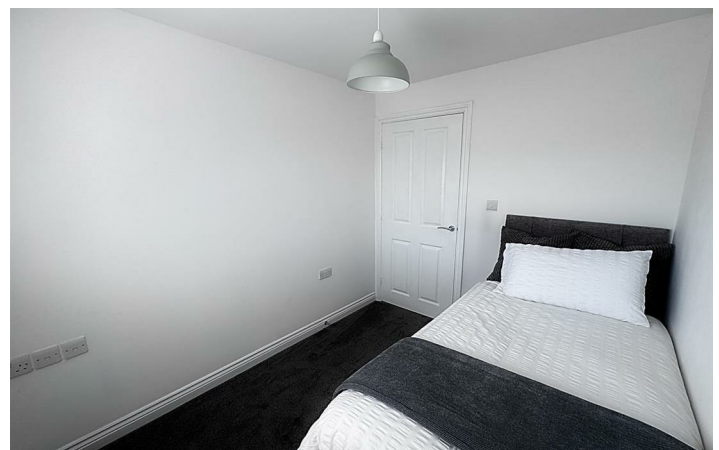
**FLOOD RISK:**

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

**CONSTRUCTION:**

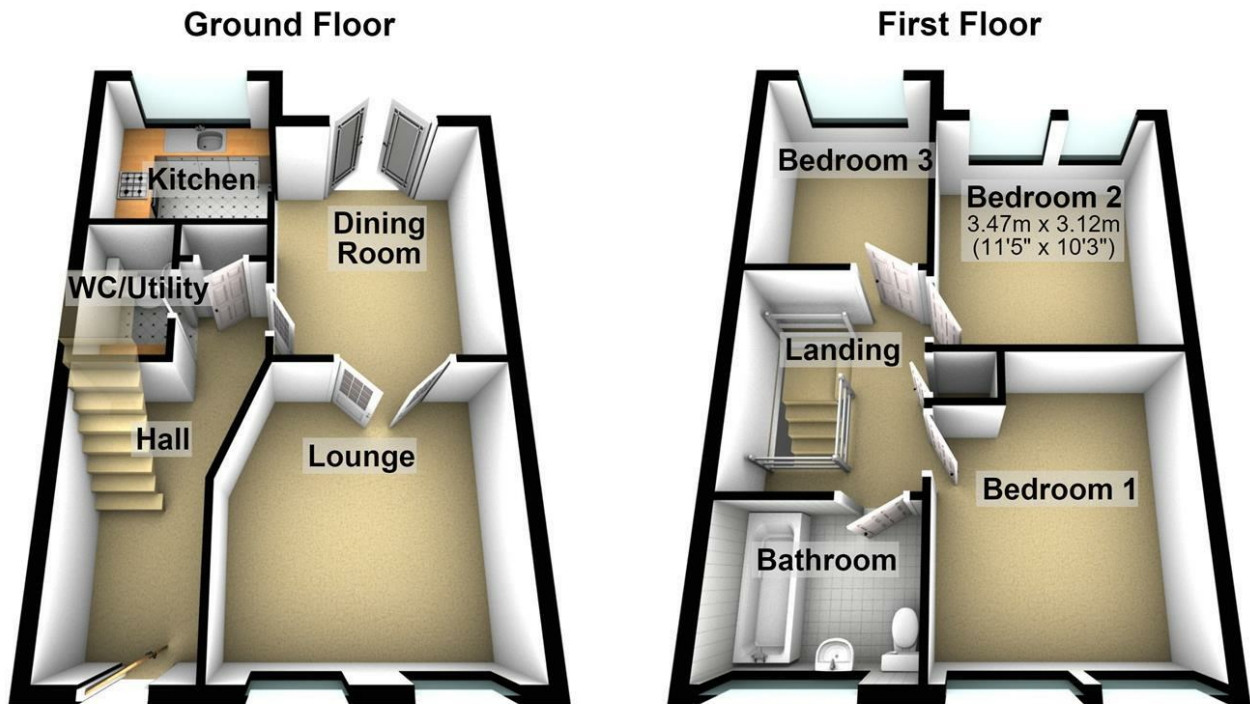
Traditional.  
This information must be confirmed via your surveyor and legal representative.







## Floor Plan



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