



## 87 Wyedale Way , Walkergate, NE6 4UA

**\*\* A GREAT FIRST TIME BUY \*\* NICELY PRESENTED AND READY TO MOVE INTO \*\* DOWNSTAIRS WC \*\***

**\*\* TWO DOUBLE BEDROOMS \*\* ALLOCATED PARKING BAY \*\* WESTERLY ASPECT REAR GARDEN \*\***

**\*\* BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE & ONE MILE TO WALLSEND TOWN CENTRE \*\***

**\*\* 999 YEAR LEASE FROM 2012 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING TBC \*\***

**Price £140,000**



- End Terrace House
- Allocated Parking Bay
- 999 Year Lease From 2012
- Two Double Bedrooms
- Fantastic First Time Buy
- Council Tax Band A
- Westerly Aspect Rear Garden
- Downstairs WC
- Energy Rating TBC

#### Entrance Hallway

Double glazed entrance door, stairs to the first floor accommodation, laminate flooring, radiator.

#### Cloakroom/WC

Comprising: WC, wash hand basin, double glazed window to the front elevation, laminate flooring, radiator.

#### Lounge

14'2" x 13'2" (4.32 x 4.01)

Double glazed window to the rear elevation and double glazed French doors providing access into the rear garden, laminate flooring, storage cupboard.

#### Kitchen

10'2" x 6'0" (3.10 x 1.83)

Double glazed window to the front elevation, fitted with a range of wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, laminate flooring.

#### Landing

Access into the loft, bedrooms and the bathroom/WC.

#### Bedroom One

9'4" x 12'9" (2.84 x 3.89)

Two double glazed windows to the front elevation, radiator, fitted sliding door wardrobes.

#### Bedroom Two

7'9" x 13'1" (2.36 x 3.99)

Two double glazed windows to the rear elevation, radiator.

#### Bathroom

6'1" x 5'5" (1.85 x 1.65)

Comprising: WC, wash hand basin, bath with a shower over, double glazed window to the side elevation, part tiled walls, radiator.

#### External

There is a small town garden to the front and a side gate leading to the rear. The rear garden has artificial grass and a fenced perimeter. There is also an allocated parking bay situated to the rear.

#### Lease & Service Charges

The property has a 999 year lease dated from 01/03/2012 ground rent is £150 per year, paid in two £75 instalments. There is also an estate charge which is £25 per month.

#### 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 and in-home

O2-Good outdoor, variable in-home  
Three-UK-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: Low.

Rivers and the sea: Very low.

##### CONSTRUCTION:

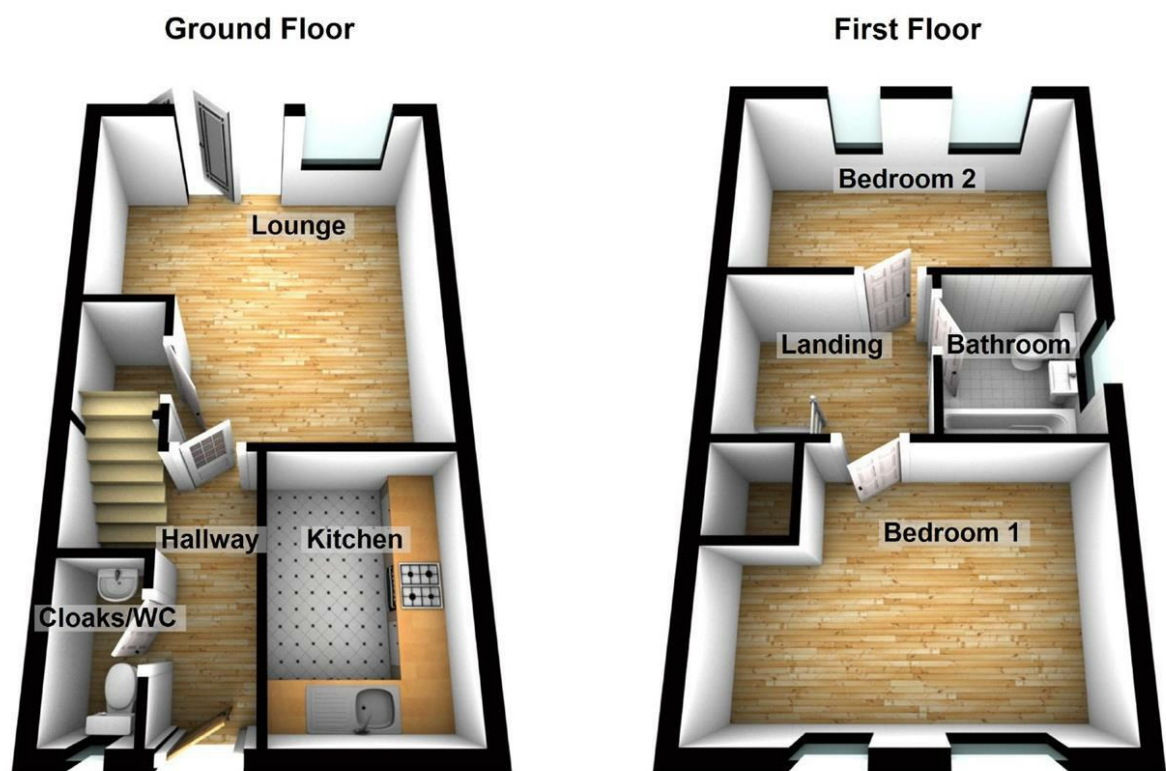
Traditional

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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 95                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 80      |                         |
| (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 |