

78 Blackwell Avenue , Walkerdene, NE6 4LH

**FREEHOLD ** SOUTH FACING REAR GARDEN ** THREE BEDROOM SEMI DETACHED HOUSE **

** CONVERTED GARAGE ** OFF STREET PARKING ** LOUNGE ** KITCHEN/DINER ** UTILITY ROOM **

** CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS TO NEWCASTLE CITY CENTRE AND SCHOOLS **

** ENERGY RATING C ** COUNCIL TAX BAND B **

Offers Over £215,000



- Great First Buy
- Utility Room

- Council Tax Band B

Entrance Porch

3'11" x 3'7" (1.20 x 1.10)

UPVC Door and Double glazed entrance porch, timber door opening to inner hall

Inner Hallway

Laminate flooring, vertical radiator, stairs to first floor, access to lounge and garage conversion

Garage Conversion

14'2" x 9'0" (4.34 x 2.75)

The current owner is using as bedroom but has multi-functional uses, double glazed window, radiator.

Lounge

13'5" into bay x 13'1" max (4.11 into bay x 4.01 max)

Double glazed bay window, radiator, laminate flooring, feature fireplace, access to kitchen/diner

Kitchen/Diner

17'3" x 10'4" (5.27 x 3.16)

Two double glazed windows, laminate flooring, dining area and separate kitchen area with range of base units with complimentary countertops, sink, induction hob with over head extractor hood, built in oven and cupboard for extra storage. UPVC door with access to utility area.

Utility Area

9'8" x 8'3" (2.95 x 2.54)

Double glazed window and door to

- South Facing Rear Garden
- Three Bedrooms

- Energy Rating C

rear garden, plumbed for washing machine.

Landing

Double glazed window, access too

Bedroom 1

12'9" x 9'9" (3.91 x 2.98)

Double glazed window, radiator

Bedroom 2

9'9" x 9'1" (2.98 x 2.79)

Double glazed window, radiator

Bedroom 3

9'4" x 7'1" (2.86 x 2.16)

Double glazed window, radiator

Bathroom

7'0" x 5'7" (2.14 x 1.71)

Double glazed window, ladder style radiator, WC, wash hand basin, bath with overhead shower, panelled walls.

External

To the front there is a garden and driveway for off street parking and electric charging port. The rear is South facing, back and side with gated access from the front, decked area, lawn and fenced perimeter.

Para - 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>

- Converted Garage

- Driveway Parking with Electric Charging Port

- Freehold

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

Three-Good outdoor and in-home

Vodafone - Good outdoor

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

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

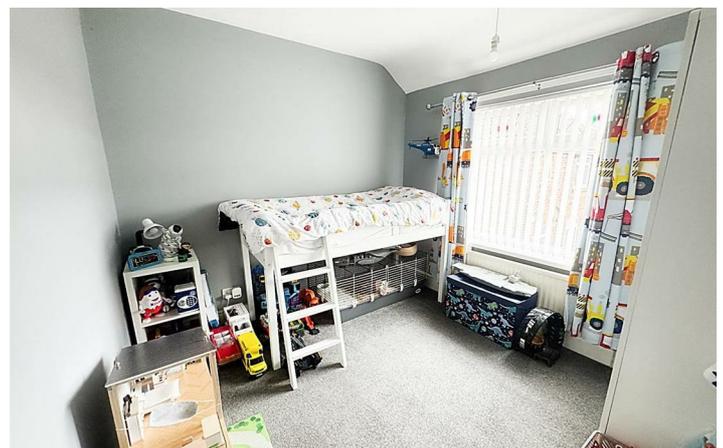
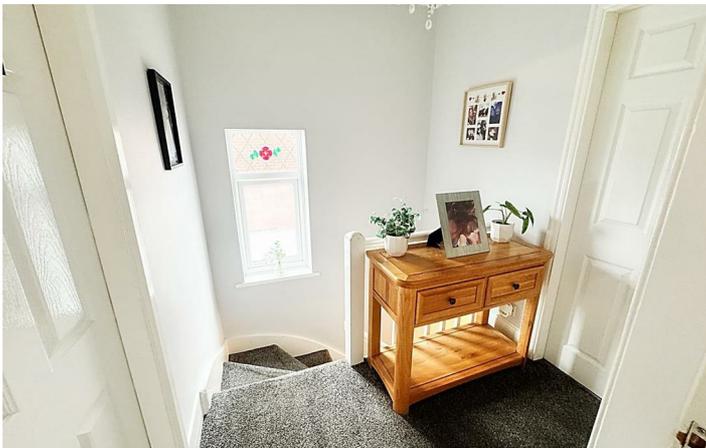
Rivers and the sea: Very low.

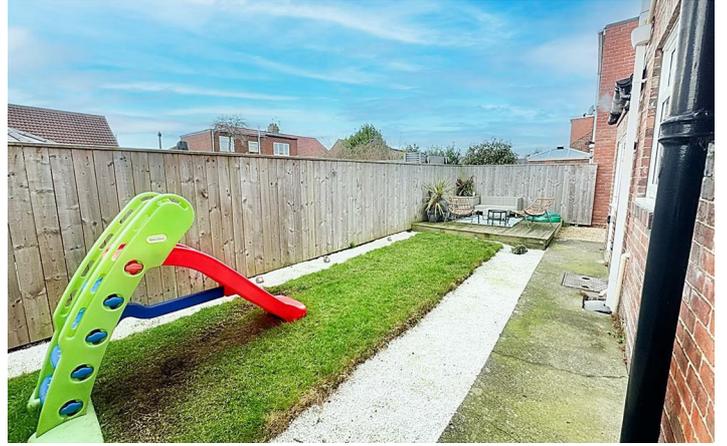
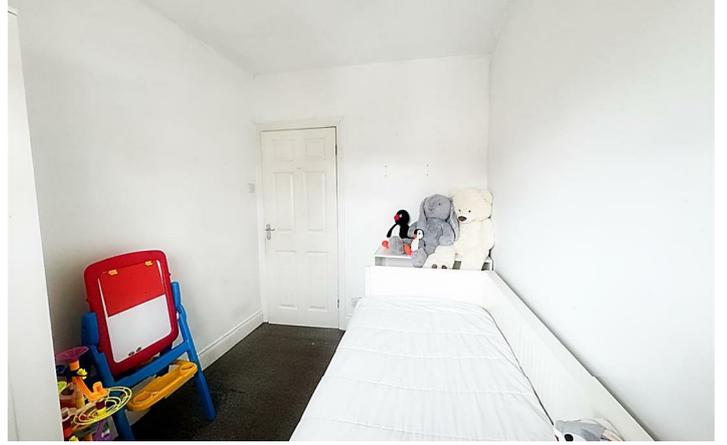
CONSTRUCTION:

Traditional .

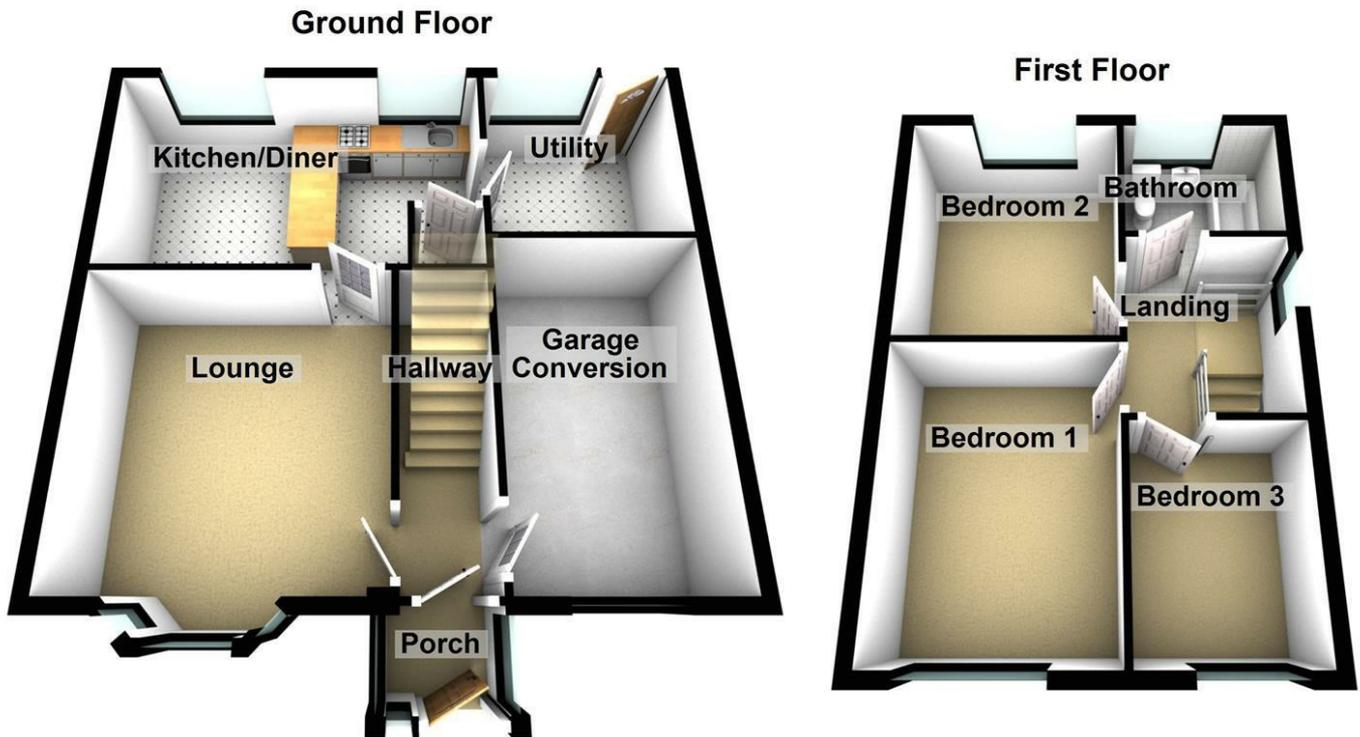
This information must be confirmed via your surveyor and legal representative.







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			
(81-91) B			84
(69-80) C		69	
(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	