



67 Wyedale Way , Walkergate, NE6 4UA

** IDEAL FIRST TIME BUY ** TWO BEDROOM SEMI DETACHED HOUSE ** READY TO MOVE INTO **

** SOUTH FACING - LOW MAINTENANCE REAR GARDEN ** ALLOCATED PARKING BAY TO REAR **

** DOWNSTAIRS WC ** BUS SERVICES TO NEWCASTLE CITY CENTRE & WALLSEND TOWN CENTRE **

** 999 YEAR LEASE ** COUNCIL TAX BAND A ** ENERGY RATING C **

Offers Over £140,000



- Two Bedroom Semi-Detached House
- Allocated Parking To Rear
- 999 Year Lease From 2012

Hallway

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

Cloaks/WC

5'5" x 2'11" (1.65 x 0.88)

Low level WC, wash hand basin, radiator, double glazed window.

Kitchen

9'6" x 6'2" (2.90 x 1.87)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, single drainer sink unit, plumbed for automatic washing machine, double glazed window to the front elevation.

Lounge

13'4" x 14'3" max (4.07 x 4.34 max)

Double glazed window to the rear elevation, spot light's to ceiling, storage cupboard, radiator, double glazed French doors opening out to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

13'3" max 9'6" (4.05 max 2.90)

Double glazed windows to the front elevation, radiator,

- Lovely South Facing Rear Garden
- Ideal First Time Buy
- Council Tax Band A

Bedroom 2

Double glazed windows to the rear elevation, radiator.

Bathroom

6'1" x 5'6" (1.86 x 1.67)

Modern suite comprising bath with shower over, low level WC, wash hand basin, part tiled walls, radiator, double glazed window.

External

Externally there is a small garden area to the front which has railings and artificial grass. The rear garden has a southerly aspect and is laid with artificial grass and decking area with lights and a power socket. There is also an allocated parking bay situated to the rear of the property.

Lease & Service Charges

The property has a 999 year lease dated from 01/03.2012. Ground rent is £150 per year this is paid twice a year at £75. There is also an annual service charge which is £239.12.

Material Information

BROADBAND AND MOBILE:

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

- Beautifully Presented

- Downstairs WC
- Energy Rating C

<https://checker.ofcom.org.uk>

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

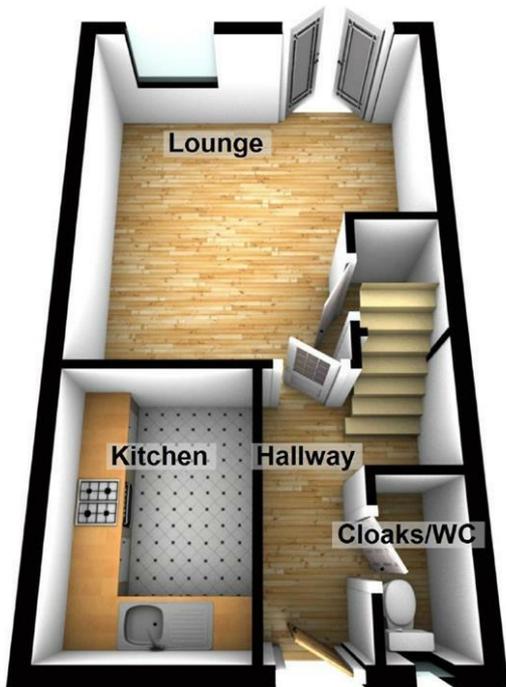
This information must be confirmed via your surveyor and legal representative.





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) A			
(81-91) B			
(69-80) C		78	81
(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	