



## 58 Larchwood Avenue

Walkerville, Newcastle Upon Tyne, NE6 4NX

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* EXTENDED THREE BEDROOM SEMI DETACHED HOUSE \*\* BEAUTIFULLY PRESENTED \*\*  
\*\* MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES \*\* SPACIOUS GARAGE \*\*  
\*\* OFF STREET PARKING \*\* MODERN REFITTED BATHROOM \*\* LOW MAINTENANCE REAR GARDEN \*\*  
\*\* HIGHLY POPULAR LOCATION CLOSE TO LOCAL AMENITIES & WALKERGATE METRO STATION \*\*  
\*\* COUNCIL TAX BAND C \*\* ENERGY RATING E \*\* FREEHOLD \*\*

**Offers Over £275,000**



- Extended Three Bedroom Semi Detached House
- Modern Refitted Bathroom
- Freehold Hallway
- Beautifully Presented
- Spacious Garage & Off Street Parking
- Council Tax Band C
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bathroom
- Kitchen/Dining Room With Integrated Appliances
- Lovely Low Maintenance Rear Garden
- Energy Rating E

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

**Lounge**  
15'3" into bay x 12'0" (4.67 into bay x 3.66)  
Double glazed bay window, vertical radiator, double doors to the kitchen/dining room.

**Kitchen Area**  
14'5" x 13'8" max (4.41 x 4.17 max)  
Fitted with a modern range of wall and base units with work surfaces over and central island, integrated oven and hob, 1.5 bowl sink unit, integrated dishwasher, washing machine, fridge and freezer. Double glazed windows, tiling to floor, cupboard.

**Dining Area**  
12'7" x 11'11" (3.85 x 3.64)  
Double glazed French doors leading out to the rear garden, tiling to floor, vertical radiators.

**Landing**  
Double glazed window, access to the loft which has pull down ladders and lighting.

**External**  
Externally the front is paved and provides space for off street parking. The rear garden has a decked terrace and artificial grass.

**Material Information**  
BROADBAND AND MOBILE:

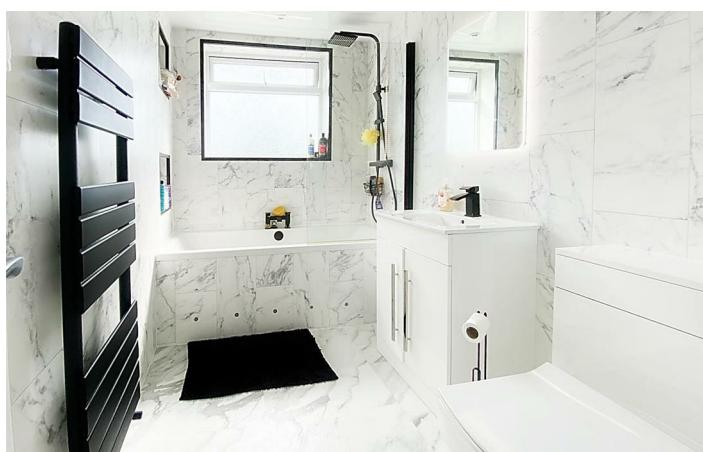
EE-  
Good (outdoor only)  
O2  
Variable in-home, good outdoor  
Three-UK  
Good in-home and outdoor  
Vodafone\_  
Good in-home and outdoor

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

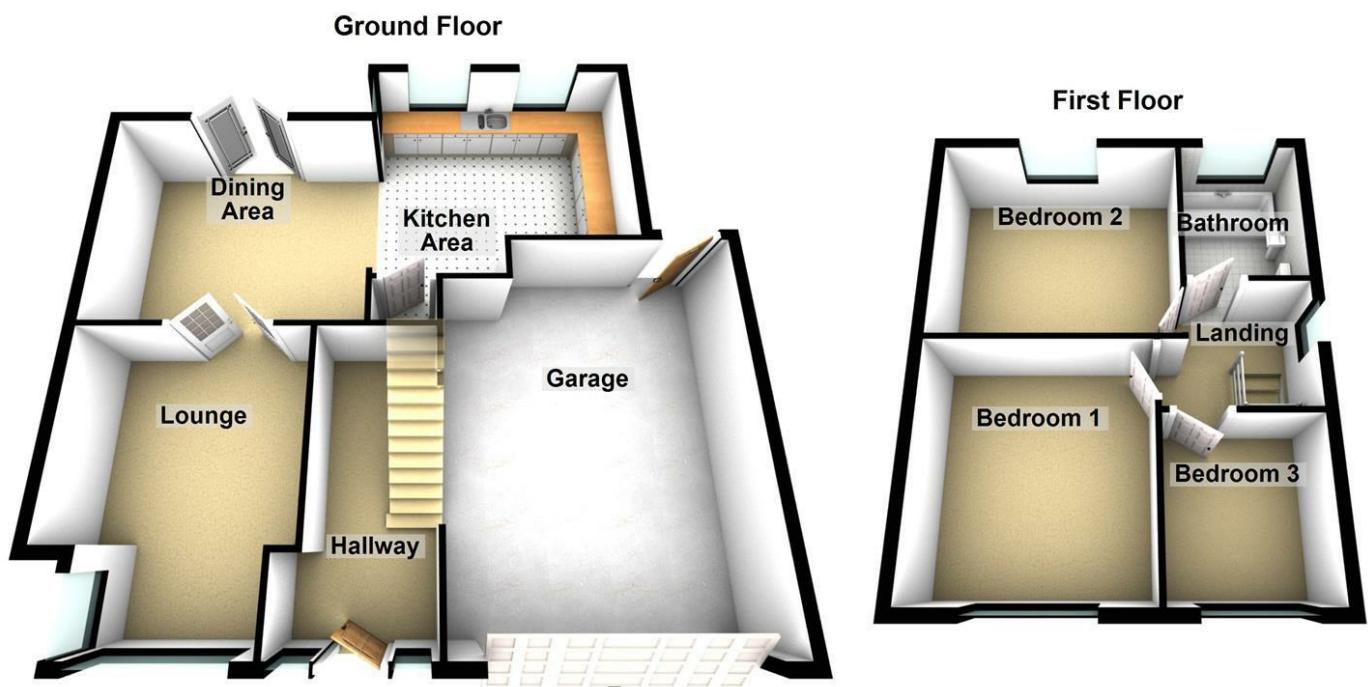
**FLOOD RISK:**  
Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Low.

**CONSTRUCTION:**  
Traditional  
This information must be confirmed via our surveyor.





## 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	
(81-91)	B	
(69-80)	C	74
(55-68)	D	
(39-54)	E	54
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	