



## 110 Appletree Gardens Walkerville, Newcastle, NE6 4SX

\*\* 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. \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE SITUATED IN THE POPULAR WALKERVILLE AREA \*\*  
\*\* TWO RECEPTION ROOMS \*\* SPACIOUS GARAGE & OFF STREET PARKING TO FRONT \*\*  
\*\* SOUTH FACING GARDEN TO REAR \*\* NEARBY SCHOOLS, BUS SERVICES & ROAD LINKS \*\*  
\*\* WELL PRESENTED THROUGHOUT \*\* AN IDEAL FAMILY HOME \*\* COUNCIL TAX BAND C \*\*  
\*\* FREEHOLD \*\* ENERGY RATING D \*\*

Offers Over £225,000



- Three Bedroom Semi Detached House
- Garage & Off Street Parking
- Freehold
- Two Reception Rooms
- Sought After Location
- Council Tax Band C
- South Facing Rear Garden
- Close To Local Amenities
- Energy Rating D

#### Porch

Double glazed composite entrance door, double glazed windows to the side, tiling to floor, inner door leading into the hallway.

#### Hallway

Stairs to the first floor landing, laminate flooring, radiator.

#### Lounge

13'2" x 12'8" + bay (4.02 x 3.87 + bay)

Double glazed bay window, fireplace with living flame effect gas fire, radiator.

#### Dining Room

13'3" x 10'11" + bay (4.04 x 3.35 + bay)

Double glazed bay window, laminate flooring, radiator.

#### Kitchen

9'5" x 7'2" (2.88 x 2.20)

Fitted with wall and base units with work surfaces over, integrated oven and hob and sink unit. Double glazed window, storage cupboard, radiator and door leading into the garage.

#### Landing

Double glazed window, access to the loft which is part boarded, has pull down ladders and lighting.

#### Bedroom 1

12'7" x 10'11" (3.85 x 3.35)

Double glazed window, radiator.

#### Bedroom 2

11'11" x 11'3" (3.65 x 3.44)

Double glazed window, radiator.

#### Bedroom 3

9'6" x 8'3" (2.91 x 2.52)

Double glazed window, radiator.

#### Bathroom

8'4" x 7'8" (2.55 x 2.36)

Double glazed windows, bath with shower over, WC and wash hand basin, panelling to ceiling, tiling to walls, ladder style radiator.

#### Garage & Parking

22'11" x 7'10" (6.99 x 2.39)

The garage has lighting, power points and is plumbed for washing machine. There is also space for off street parking to the front.

#### External

Externally there is a garden to the front which is laid to lawn. The rear garden is south facing and has lawn together with a decked terrace.

#### 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, variable in-home  
 O2-Good outdoor  
 Three-UK-Good outdoor, variable in-home  
 Vodafone Good outdoor, variable in-home

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: Very low.

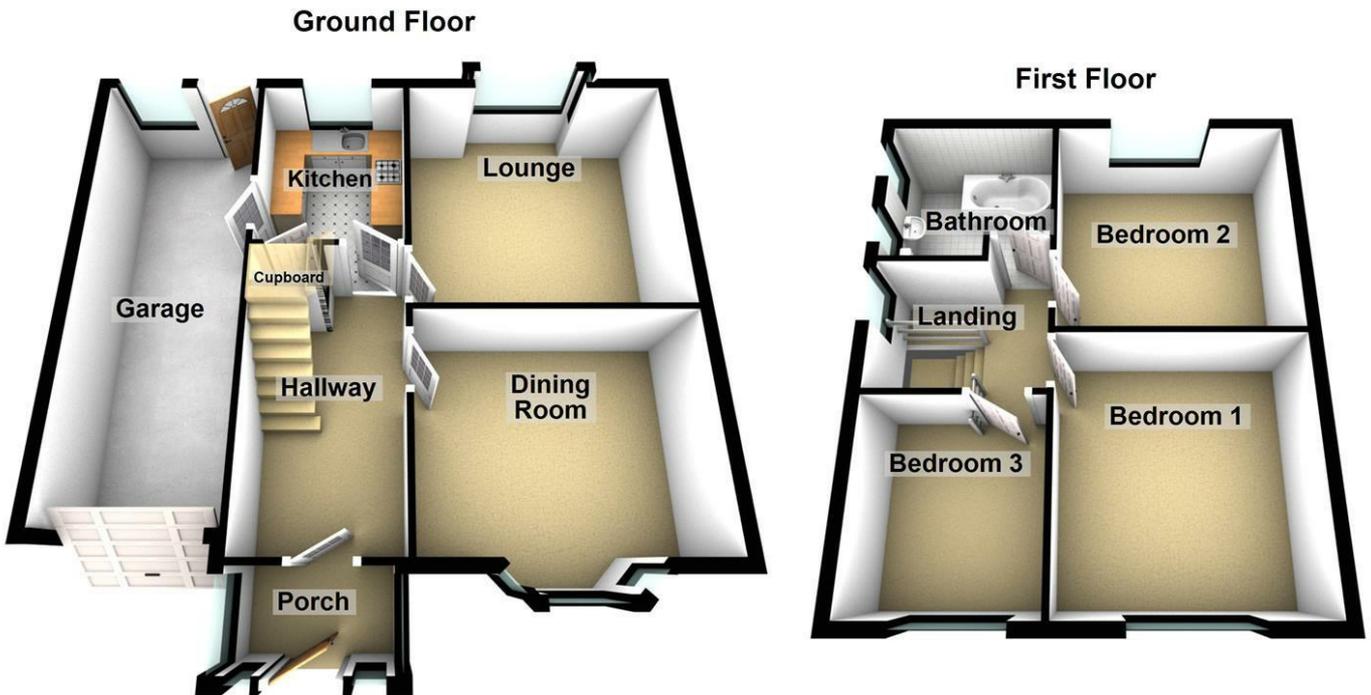
##### CONSTRUCTION:

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			
(69-80) C			
(55-68) D		68	80
(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	