



Walkerfield Place Newcastle upon Tyne

- Modern Semi Detached House
- 3 bedrooms
- Family bathroom and Ensuite Shower Room
- Detached Garage
- Freehold
- EPC rating B
- Council tax band B

£ 195,000



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Walkerfield Place

Newcastle upon Tyne

PROPERTY DESCRIPTION

Looking for something a little different in the way of a semi detached house, then this desirable home is highly recommended with its traditional style accommodation, be it with a modern twist with certain rooms being irregularly shaped which adds to it's charm.

Built in recent years, with around 3 years still remaining on the NHBC warranty, other attractions include gas central heating with independent operating systems for both the ground floor and first floor, UPVC double glazing, fashionable floor coverings, low maintenance child friendly garden, detached brick built garage with long driveway and visitors parking area.

The layout comprises; entrance hall, cloakroom/w.c, impressive open plan lounge/dining room which has French doors to garden, and wide opening with outstanding kitchen with its range of trendy units, highlighted by kickboard lighting, ceiling lighting and workbench lighting. There is also a comprehensive range of built in appliances. At first floor level there is a landing, master bedroom with en suite shower room/w.c, two further bedrooms and family bathroom/w.c.

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS
Broadband: FIBRE
Mobile Signal Coverage Blackspot: NO
Parking: OFF STREET PARKING WITH GARAGE

ENTRANCE HALLWAY

Composite entrance door with spy hole, double glazed window to the front, stairs to first floor landing, tiled flooring, radiator, and storage cupboard.

CLOAKROOM/W.C

Frosted double glazed window, low level w.c, pedestal wash hand basin, tiled splashbacks, and radiator.

LOUNGE AREA – 17'10 x 10'3 (5.44m x 3.12m)

Double aspect with double glazed window to front and twin double glazed French doors to rear, laminate flooring, television point, radiator. Open plan with dining area.

DINING AREA – 15'1 x 8'6 reducing to 6'6 (4.59m x 2.59m reducing to 1.98m) - irregularly shaped room

Double glazed window to rear, laminate flooring, and boxed radiator. Wide opening with kitchen.

KITCHEN – 10'1 x 8'6 (3.07m x 2.59m)

Double glazed window to the front, excellent range of wall, floor and drawer units with co-ordinating roll edge work surfaces and identical splash back panels, 1 ½ bowl stainless steel sink unit and drainer with mixer tap, built in double oven, gas hob with extractor fan above, integrated fridge/freezer, dishwasher and plumbing for washing machine, breakfast bar, workbench lighting, recessed ceiling lighting and feature kickboard lighting, and radiator.

FIRST FLOOR LANDING

Built in storage cupboard, loft access.

BEDROOM 1 – 12'1 x 8'10 (3.68m x 2.69m)

Double glazed window to the front, radiator, door to ensuite.

EN-SUITE SHOWER ROOM/W.C

Frosted double glazed window to the front, low level w.c, pedestal wash hand basin, fully tiled oversized shower cubicle with mains operated shower, part tiling to walls, recessed spotlights.

BEDROOM 2 – 9'0 x 8'3 (2.72m x 2.52m)

Double glazed window to the rear, radiator.

BEDROOM 3 – 10'4 x 8'8 plus door recess (3.15m x 2.64m plus door recess)

Double glazed window to the front, radiator.

BATHROOM/W.C

Double glazed window to the front, 3 piece white suite comprising; panelled bath with mixer tap and spray attached, pedestal wash hand basin, low level w.c, recessed spotlights, heated towel rail, part tiling to walls, large vanity mirror.

FRONT GARDEN

Mostly laid to lawn.

READ GARDEN – L Shaped

High screen fencing, artificial lawned area, flagstone patio area.

GARAGE

Single detached garage, brick built with long drive way. The property also benefits from visitor parking.

MINING

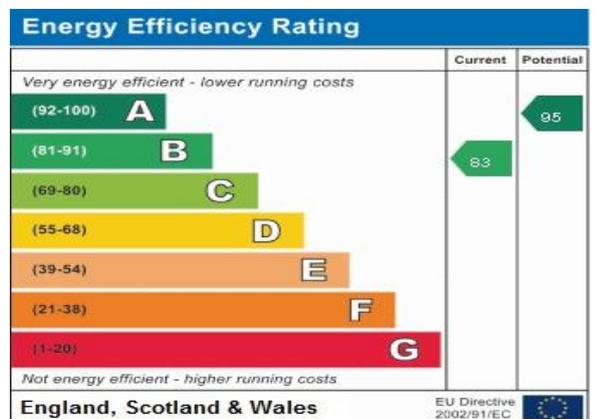
The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: B



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