

2 bed semi-detached house to buy in NE6

Trojan Avenue, Walkergate, Newcastle upon Tyne, Tyne and Wear, NE6 4QT

£180,000

x 2 x 1 x 1

Tenure

Freehold

Driveway parking

Property features

- UPVC windows
- Gas central heating
- EPC Rating D

Key Information

- Council Tax: Band B
- EPC Rating: D
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good

Arrange a viewing

Hayley McCormack
Sales Negotiator
Heaton

0191 2049601
heaton@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Available for sale is this well presented semi detached house located in the heart of Walkergate.

The accommodation briefly comprises; entrance area, modern dining kitchen with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated microwave, stainless steel sink with mixer tap, tiled splashback, island with undercounter cupboards, space for appliances, space for dining table, LVT flooring, two UPVC double glazed windows and radiators. There is a nice size lounge with log burner and UPVC double glazed bay window. To the first floor there are two bedrooms and bathroom/WC with shower and wash basin. There is a loft space that occupies a third bedroom and storage room.

Externally to the front is mainly laid to lawn with driveway providing off street parking with gates. To the rear is a private garden which is mainly laid to lawn with paved area and fenced boundaries.

The property benefits UPVC double glazing and gas central heating.

Virtual tour link below;

https://tours.pattinson.co.uk/tour/1ga1g34061

Council Tax Band: B

Tenure: Freehold

Price: £180,000

Property Type: Semi-detached house

Parking: Driveway

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Front External

Driveway, electric charging point and fenced boundaries



Entrance Hall

Lounge

3.50m x 4.42m (11'5" x 14'6")

UPVC double glazed bay window, radiator, log burner and under stair cupboard.



Kitchen

4.98m x 4.82m (16'4" x 15'9")

With a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, integrated microwave, stainless steel sink with mixer tap, tiled splashback, island with undercounter cupboards, space for appliances, space for dining table, LVT flooring, two UPVC double glazed windows and radiator.



Landing

0.94m x 1.31m (3'1" x 4'3")

With storage cupboard.

Bathroom

2.14m x 1.68m (7'0" x 5'6")

Modern bathroom with wash basin, WC, shower, heated towel rail, cladded walls and UPVC double glazed window.



Bedroom One

3.41m x 3.03m (11'2" x 9'11")

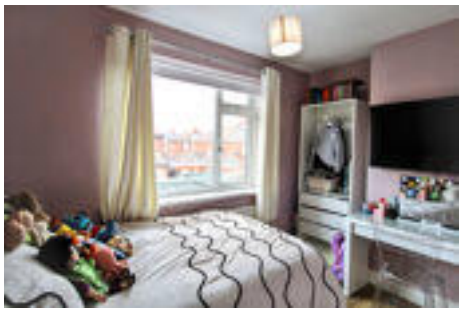
UPVC double glazed window and radiator.



Bedroom Two

3.20m x 3.55m (10'5" x 11'7")

UPVC double glazed window to the rear and radiator.



Bedroom Three

4.89m x 3.22m (16'0" x 10'6")

Loft room with UPVC double glazed windows and radiator.



Rear garden

Mainly laid to lawn, pathed area and fenced boundaries.

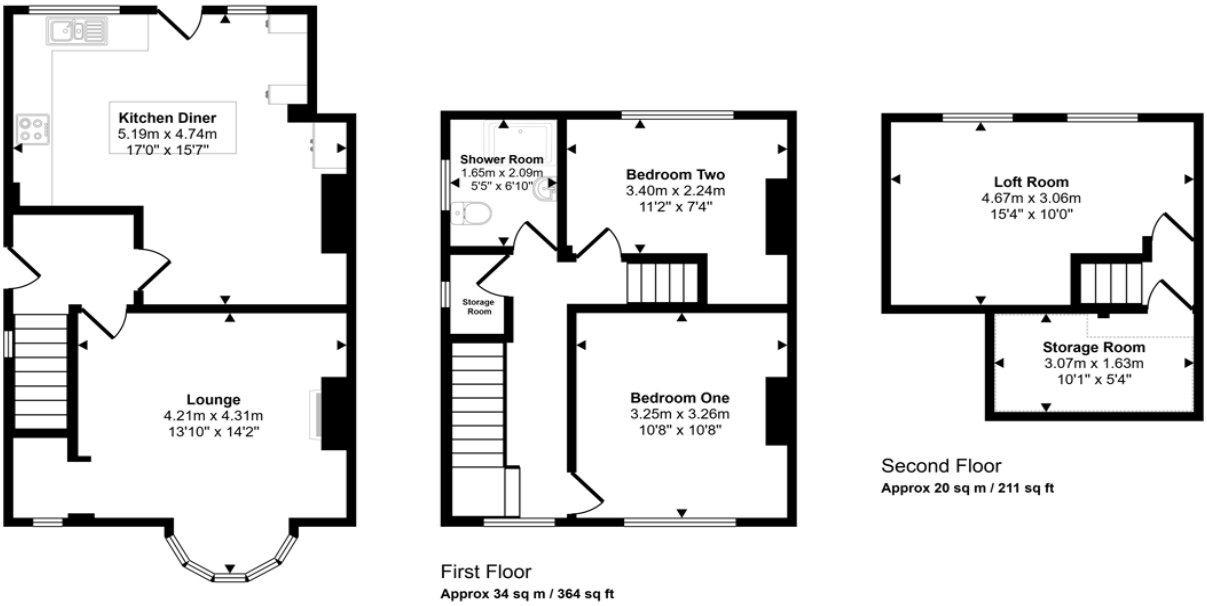


Storage room

3.14m x 1.74m (10'3" x 5'8")

Storage space opposite loft room.

Approx Gross Internal Area
97 sq m / 1043 sq ft



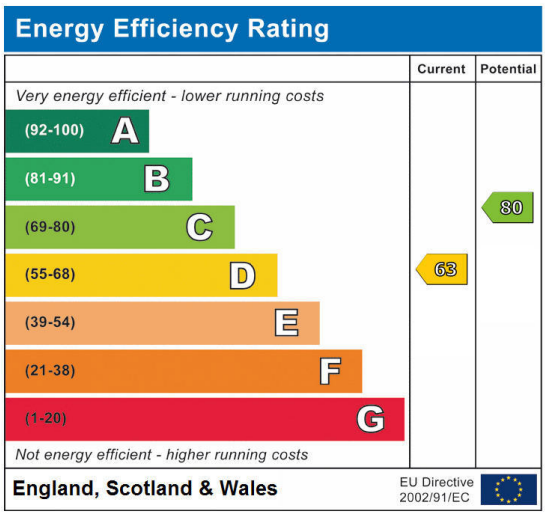
Ground Floor
Approx 43 sq m / 467 sq ft

First Floor
Approx 34 sq m / 364 sq ft

Second Floor
Approx 20 sq m / 211 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Trojan Avenue, Walkergate, Newcastle upon Tyne, Tyne and Wear, NE6 4QT

Contact your local branch today for more information on this property:

224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601, heaton@pattinson.co.uk, www.pattinson.co.uk

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.