



- 2 Bed Mid Terrace House
- Modern Kitchen
- Rear Yard

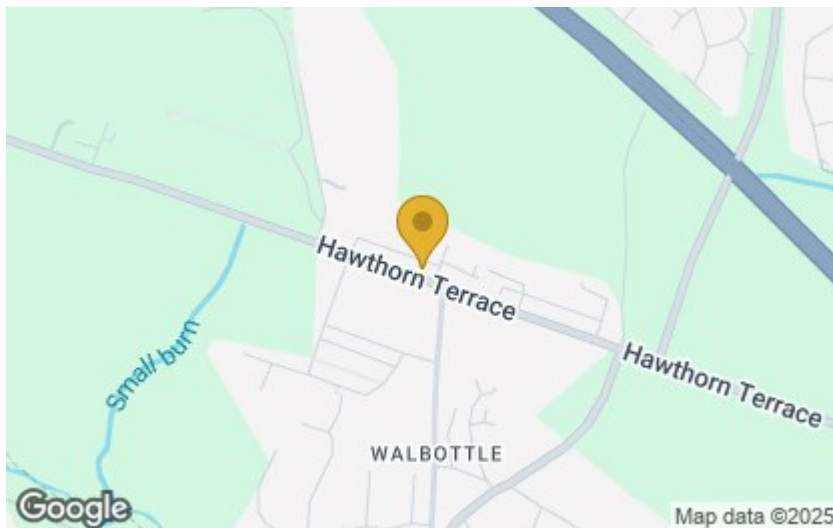
- No Onward Chain
- Bed 1 with En-suite Shower WC
- Well Presented

- Open Plan Lounge/Dining Room
- Bathroom WC
- Council Tax Band A / EPC rating C

A well presented and spacious, 2 bedroom mid terraced house, in a lovely central location, within this sought after village. With gas fired central heating and sealed unit double glazing, the Reception Hall has stairs to the first floor and door to the Lounge, with wall mounted electric fire, window to the front and archway to the Dining Room with two built in storage cupboards and window to rear. Door to Kitchen fitted with high gloss units with sink unit, electric oven, 4 ring electric hob and extractor over and door to rear yard area. Stairs lead from the hall to the First Floor Landing. Bedroom 1 enjoying distant views towards the Tyne Valley to the front and En-suite Shower/WC with shower enclosure, wash basin and WC. Bedroom 2, also a double is to the rear and has cupboard housing the gas combination boiler. The main Bathroom is fitted with a bath, wash hand basin and WC.

Externally, the Front Garden is paved with gate and path to the front door. The Rear Yard has gate to the rear lane.

Walbottle is a sought after village on the Western periphery of Newcastle, with good local schools and amenities. There is good access to the A69 along with road and public transport links into Newcastle.



Energy Performance: Current C Potential B
 Council Tax Band: A
 Distance from Walbottle Academy: 0.3 miles
 Distance From Newcastle International Airport: 5.1 miles
 Distance from Kenton Bank Foot Metro: 3.8 miles

All distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.