



- 3 Bedroom Semi Detached House
- 2 Reception Rooms
- Sealed Unit Double Glazed Windows

- Pleasant views over looking the Green
- Low Maintenance Yard to the Rear
- EPC TBC

- No Upper Chain Involved
- Gas Central Heating
- Council Tax Band B

****FOR SALE BY MODERN AUCTION****

3 bedroom semi detached house situated on the pleasant location of The Green in Walbottle. Benefitting from gas central heating and sealed unit double glazed units. The property briefly comprises of an Entrance Porch with tiled floor, Hallway with stairs to the first floor, Lounge with Fireplace and dual aspect windows to the front and side. Separate Dining Room leading to the Kitchen with wall and base units, one and an half stainless steel sink and drainer unit, wall mounted combi boiler, plumbed for an automatic washing machine and a storage cupboard. Bedroom 1 has sliding door mirrored wardrobes and a storage cupboard. Bedroom 2 has fitted wardrobes and a storage cupboard. There is also a 3rd Bedroom. Bathroom has a panelled bath, pedestal hand wash basin, low level w/c, tiled walls and flooring, loft hatch via a pull down ladder to a boarded loft.

Externally there is a lawned area to the front & side and a low maintenance paved yard to the rear which enjoys a southerly aspect.

Porch

Hallway

Lounge

Diner

Kitchen

Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Auctioneer's comments



Energy Performance: Current D Potential B

Council Tax Band: B

Distance from School: Walbottle Primary School: 0.2 Miles

Walbottle Campus: 0.6 Miles

Distance from Newcastle International Airport: 5.08 Miles

Distance from Newcastle Central Railway Station: 5.9 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.