



- 2 Bed Semi Detached House
- Cloakroom/WC
- Bathroom/WC with Shower
- Excellent First Purchase

- Built by Bellway - 6+ Yrs NHBC Remaining
- Lounge with French Doors
- Rear Garden

- Opposite a Pleasant Green
- Fitted Kitchen
- Front Garden & Driveway

****£120,000 - £125,000 GUIDE PRICE**** A very well presented 2 bedroomed semi detached house, in an excellent location, opposite a green, within this popular development. Completed around three and a half years ago by Bellway, this property has the benefit of over 6 years NHBC remaining, along with gas fired central heating and sealed unit double glazing. The Reception Hall leads to the Cloakroom/WC with wc with concealed cistern and pedestal wash basin. The Lounge has French doors opening to the rear garden and the Kitchen is fully fitted with a range of wall and base units, sink unit, split level stainless steel fronted oven, 4 ring gas hob with extractor over, integral fridge and freezer with matching doors and plumbing for a washer and dishwasher. Stairs lead from the hall to the First Floor Landing, with access to the loft. Bedroom 1 is to the rear, whilst Bedroom 2 has built in wardrobes and is to the front. The Bathroom/WC has a low level wc, pedestal wash basin with mirror fronted cabinet over and panelled bath with mains shower over.

Externally, the Front Garden has a lawn and driveway, whilst the Rear Garden has a patio, lawn and decking.

Walkerfield Court is well placed for local amenities, with good road links and public transport routes into the city and other surrounding areas. This property makes an ideal first purchase and would also make an excellent investment.

Reception Hall

Cloakroom/WC 5'8 x 2'11 (1.73m x 0.89m)

Lounge 14'2 x 12'5 (4.32m x 3.78m)

Kitchen 10'8 x 5'4 (3.25m x 1.63m)

First Floor Landing

Bedroom 1 12'6 x 9'3 (3.81m x 2.82m)

Bedroom 2 12'4 x 8'10 (3.76m x 2.69m)

Bathroom/WC 6'4 x 5'6 (1.93m x 1.68m)

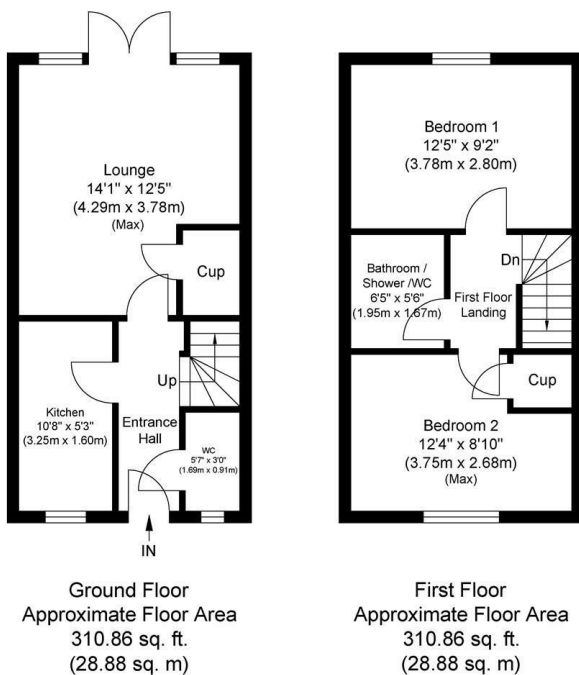
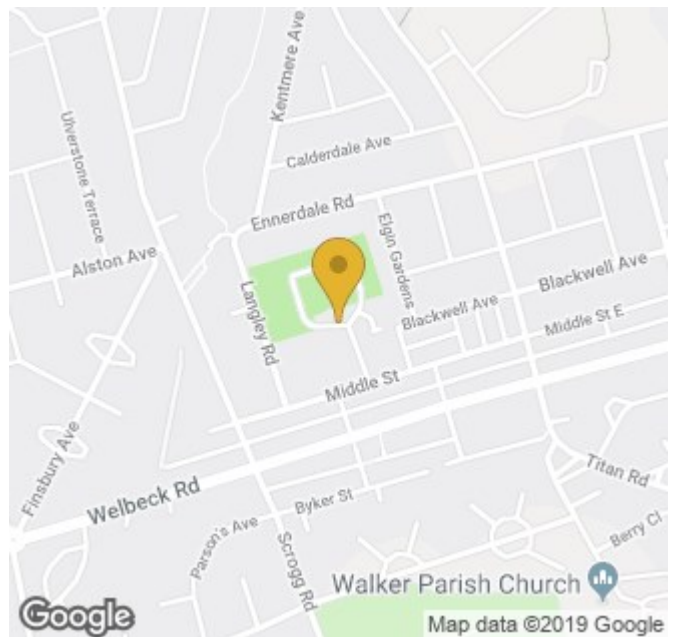


Illustration for identification purpose only, measurements are approximate, not to scale.

Energy Performance: Current B Potential A
Council Tax Band: A
Newcastle City Council: 0191 278 7878
Newcastle Central Railway Station: 3.48 Miles

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