

117 Appletree Gardens

Walkerville, Newcastle Upon Tyne, NE6 4SX

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

**** THREE BEDROOM SEMI DETACHED BUNGALOW ** FANTASTIC KITCHEN DINER ** FREEHOLD ****

**** FAMILY AREA ** DRIVEWAY FOR MULTIPLE VEHICLES ** LOVELY REAR GARDEN ****

**** SPACIOUS LOUNGE ** BEAUTIFULLY PRESENTED ** EXTENDED TO REAR ** SOUGHT AFTER AREA ****

**** GARAGE USED FOR STORAGE ** COUNCIL TAX BAND B ** EPC D ****

Offers Over £269,950



- Extended Three Bedroom Semi Detached Bungalow
- Off Street Parking For Multiple Vehicles
- Lovely Rear Garden

Entrance

Double glazed composite door leading to...

Lounge

13'0" x 12'5" (3.98 x 3.79)

Double glazed bay window, coving to ceiling, radiator, feature fire surround.

Kitchen Diner

21'5" x 10'8" (6.55 x 3.26)

Spacious kitchen diner complimented with wall and floor units with counters over, sink, integrated oven and hob, integrated dishwasher, extractor hood, radiators, tiling to walls and floor, ceiling spot lights.

Family Area

8'7" x 7'6" (2.63 x 2.31)

Double glazed French doors to rear garden, double glazed windows, skylight windows, tiling to floor, ceiling spot lights, radiator.

Utility

7'0" x 6'0" (2.14 x 1.83)

Double glazed door to outside, plumbed for washing machine, radiator, tiling to floor, work top.

- Freehold

- Spacious Kitchen Diner & Family Area

- Council Tax Band B

Cloakroom

5'11" x 2'10" (1.81 x 0.88)

Tiling to floor, radiator, toilet, wash hand basin.

Bedroom 1

12'4" x 11'11" (3.78 x 3.65)

Double glazed window, coving to ceiling, radiator.

Bedroom 2

13'6" x 10'9" (4.13 x 3.28)

Double glazed window, radiator, cupboard.

Bedroom 3

10'3" x 7'3" (3.14 x 2.21)

Double glazed window, radiator.

Bathroom

8'0" x 6'11" (2.44 x 2.13)

Toilet, wash hand basin with storage, bath with bath shower taps, shower cubicle, ladder radiator, tiling to walls and floor.

Loft

The loft is boarded for storage.

Garage

The garage is used for storage as part has been used for the house extension.

External

To the front a drive for multiple

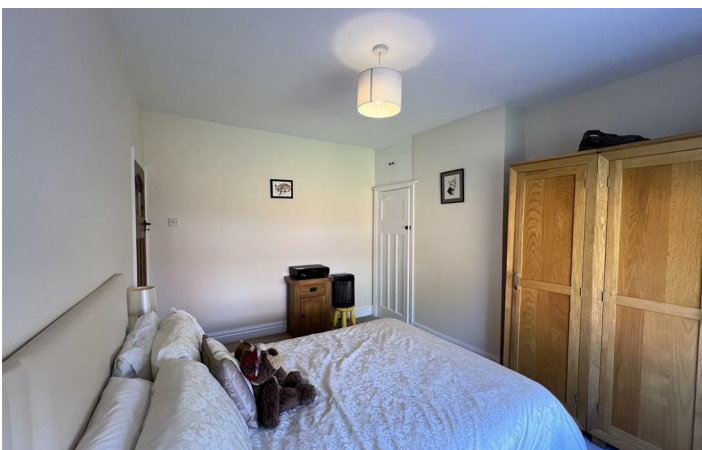
- Sought After Area

- Beautifully Presented

- EPC Rating D vehicles, to the side a gravel and paved area being used for plant growing with a greenhouse towards the rear, to the rear a paved patio area with lawn, wooden enclosure fencing with access gates.

Broadband

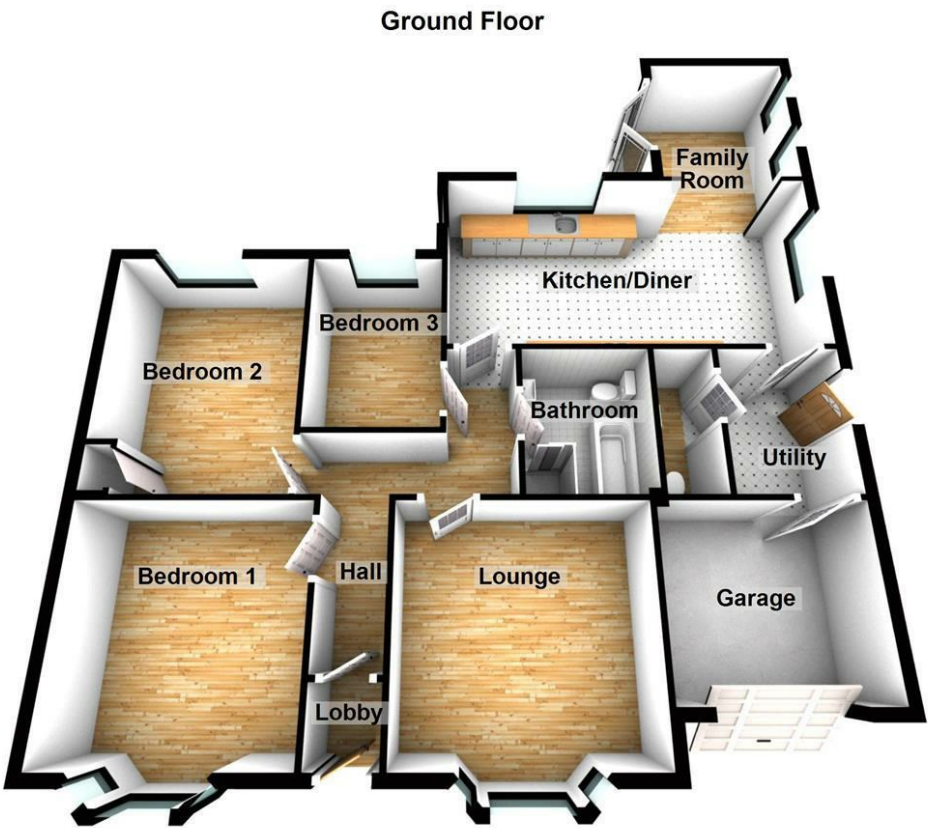
<https://www.openreach.com/fibre-checker/my-products>







Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	