



79 Wyedale Way Walker, Newcastle Upon Tyne, NE6 4UA

** This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. **

** GUIDE PRICE OF £135,000 to £145,000 ** TWO BEDROOM MID TERRACE HOUSE **

** ALLOCATED PARKING ** TWO DOUBLE BEDROOMS ** DOWNSTAIRS WC ** POPULAR LOCATION **

** CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS ** LEASEHOLD 999 YEARS FROM 1.3.2012 **

** ENERGY RATING C ** COUNCIL TAX BAND A **

Guide Price £135,000



- Guide Price of £135,000 to £145,000
- Downstairs WC
- Council Tax Band A

Entrance/Hall
9'6" x 3'5" (2.91 x 1.06)
Composite door, radiator, laminate flooring leading to downstairs WC, Kitchen and Lounge.

Downstairs WC
5'5" x 2'10" (1.66 x 0.88)
Double glazed window, radiator, WC to rear and allocated parking. and hand wash basin.

Lounge
14'3" x 13'3" (4.35 x 4.05)
Double glazed window, patio doors, radiator and cupboard.

Kitchen
10'1" x 6'1" (3.08 x 1.86)
Double glazed, radiator, laminate flooring, range of floor and wall units with counter tops, sink, hob, oven with overhead extractor hood.

Bedroom 1
11'3" to wardrobes x 9'4" (3.44 to wardrobes x 2.85)
Double glazed window, radiator, fitted wardrobes.

Bedroom 2
13'3" x 7'11" (4.04 x 2.42)
Double glaze window, radiator.

- Two Bedroom Terrace House
- Allocated Parking
- Energy Rating C

Bathroom
6'1" x 5'6" (1.87 x 1.70)
Extractor fan, part tiled walls, WC, hand wash basin, bath with over head shower

External
Small town garden to front, garden

Broadband and Mobile
At the time of marketing this information is correct.
Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 220 Mbps
Mobile: Outdoor EE>Likely Three>
Likely 02>Likley Vodafone>Likely
Indoor EE>Likely Three> Limited
02>Likley Vodafone>Likely

Flood Risks
At the time of marketing this information is correct.
Yearly chance of flooding:
Rivers and the sea: Very Low
Surface water: Very Low

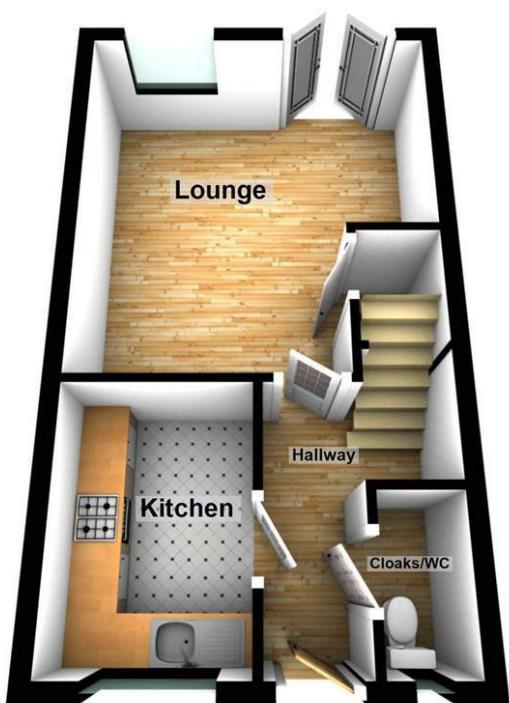
Leasehold Information
LEASEHOLD 999 YEARS FROM
1.3.2012. Service Charge of approximately £160 per annum.
Ground rent £150 per annum
subject to a £150 increase every 25 years.





Floor Plan

Ground Floor



First Floor



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