



42 Briarwood Crescent

Walkerville, Newcastle upon Tyne, NE6 4ST

**** STUNNING THREE BEDROOM SEMI DETACHED HOUSE ** BEAUTIFULLY PRESENTED THROUGHOUT**

SUPERB MODERN KITCHEN WITH INTEGRATED APPLIANCES ** FAMILY/DINING ROOM **

**** SPACIOUS LOUNGE WITH WOOD BURNING STOVE FIRE ** TWO BATHROOMS ** UTILITY AREA ****

**** LOW MAINTENANCE REAR GARDEN ** GARAGE & OFF STREET PARKING ** FREEHOLD ****

**** REWIRED IN 2019 ** COUNCIL TAX BAND C ** ENERGY RATING E ****

Offers Around £320,000



- Three Bedroom Semi Detached House
- Modern Kitchen With Integrated Appliances
- Two Bathrooms
- Beautifully Presented & Ready To Move Into
- Lovely Low Maintenance Rear Garden
- Freehold Council Tax Band C
- Spacious Family/Dining Room
- Garage & Off Street Parking
- Energy Rating E

Entrance

Double glazed composite entrance door, stairs to the first floor landing.

Lounge

16'11" x 13'0" (5.16 x 3.98)

Double glazed bow window, fireplace with wood burning stove fire, radiator.

Kitchen

16'7" x 12'4" max x 9'2" min (5.08 x 3.78 max x 2.81 min)

Fitted with a modern range of wall and base units with contrasting work surfaces over, integrated oven, microwave and hob, sink unit, integrated dishwasher. Double glazed bow window, spotlights to ceiling, wood effect flooring, radiator. Open plan to family/dining room.

Family/Dining Room

23'1" x 9'10" (7.04 x 3.00)

Double glazed skylight windows, wood effect flooring, double glazed sliding doors to the rear garden, vertical radiators, spotlights to ceiling.

Utility Area

Plumbed for washing machine, door leading to the garage and external door to the rear garden.

Shower/WC

7'7" x 4'7" (2.33 x 1.40)

Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed rear garden has artificial grass, paving and decking, there is also a summerhouse.

Landing

Access to bedrooms and bathroom.

Bedroom 1

16'6" x 8'3" (5.04 x 2.54)

Double glazed window, radiator.

Bedroom 2

9'5" x 8'4" (2.88 x 2.55)

Double glazed window, radiator.

Bedroom 3

9'3" x 8'3" (2.83 x 2.54)

Double glazed window, radiator.

Bathroom

7'10" x 5'10" (2.40 x 1.80)

Comprising; bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, part tiled walls, ladder style radiator.

Garage

9'7" x 7'6" (2.93 x 2.31)

The garage has lighting and has direct access from the property.

External

Externally there is a garden to the front which is laid to lawn together with space for off street parking. The rear garden has artificial grass, paving and decking, there is also a summerhouse.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Likley Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

Flood Risks

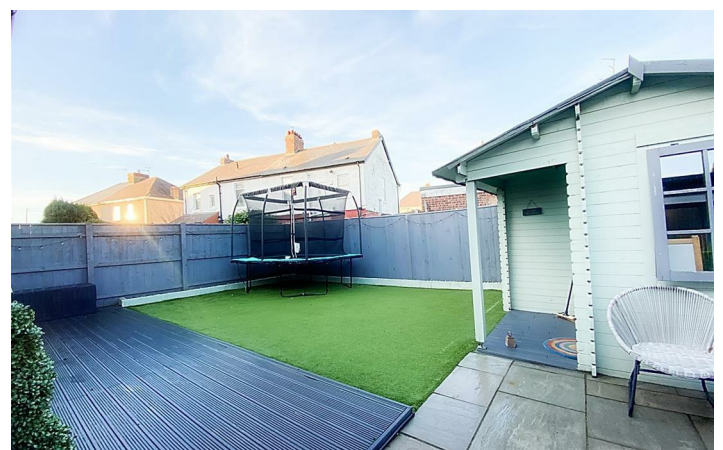
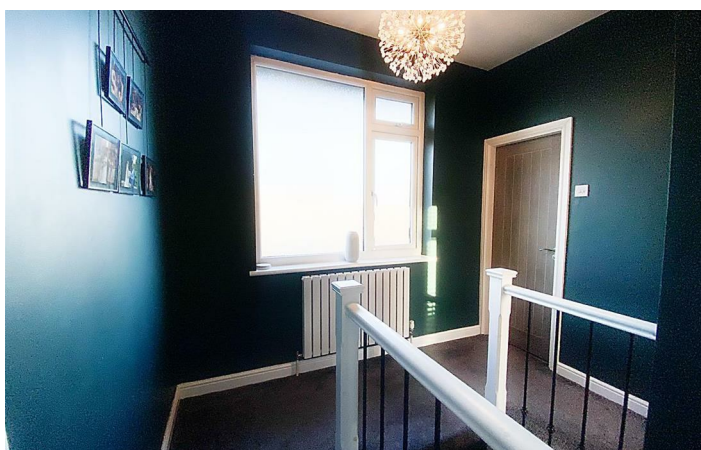
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Yearly chance of flooding:

Rivers and the sea: Very low risk.

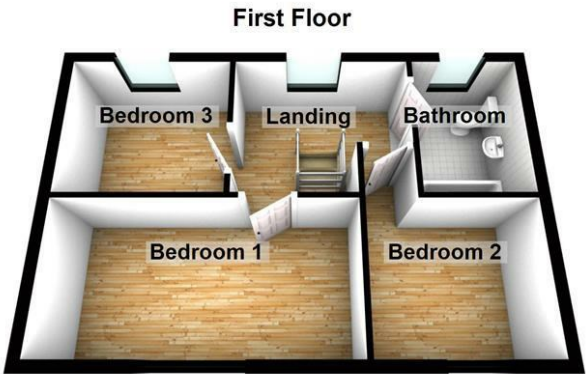
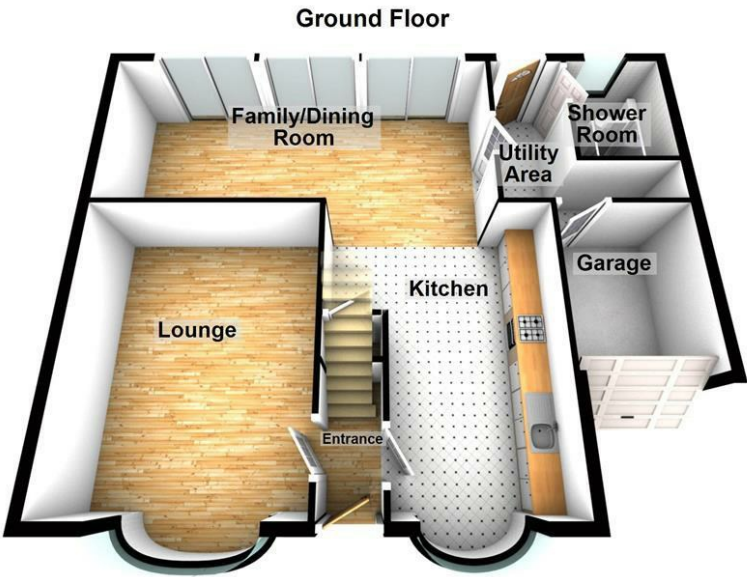
Surface water: Low risk.







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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	50	75
England & Wales	EU Directive 2002/91/EC	