



## 61 Walkerfield Court

Walkerdene, Newcastle Upon Tyne, NE6 4DX

\*\* 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. \*\*

\*\* CHAIN FREE \*\* READY TO MOVE INTO \*\* SEMI DETACHED HOUSE \*\* DOWNSTAIRS WC \*\*

\*\* UTILITY ROOM \*\* THREE DOUBLE BEDROOMS \*\* ENSUITE TO MASTER BEDROOM \*\*

\*\* GARAGE PREVIOUSLY CONVERTED TO ADD DINING ROOM \*\* DRIVEWAY PARKING \*\*

\*\* COUNCIL TAX BAND C \*\* ENERGY RATING B \*\* FREEHOLD \*\*

**Offers Around £240,000**



- Three Bedroom Semi Detached House
- Downstairs WC
- Ready To Move Into
- Ensuite To Master Bedroom
- Garage has been converted to separate Dining Area
- Utility Room
- Modern Kitchen with Integrated Appliances
- Driveway Parking
- Freehold

#### Entrance Hall

4'8" x 3'0" (1.44 x 1.16 )

Composite door into hallway and downstairs WC, laminate flooring.

#### Downstairs WC

6'3" x 3'1" (1.93 x 0.94)

Double glazed window, radiator, WC and wash hand basin. Laminate flooring

#### Kitchen/Diner

13'7" x 11'1" (4.15 x 3.40)

Double glazed window, radiator, range of wall and floor units with countertops, sink, integrated oven, microwave, induction hob, fridge freezer and washing machine. Laminate flooring

#### Lounge

14'8" x 10'11" max (4.48 x 3.34 max )

Double glazed French doors giving access to rear garden, radiator and access to dining area, Laminate flooring.

#### Dining Area

12'6" x 8'7" (3.82 x 2.64)

Formerly garage but converted by previous owners into dining area, vertical radiator, access top utility room.

#### Utility Room

8'9" x 3'2" (2.67 x 0.99 )

Door to rear garden, boiler, and dryer.

#### First Floor Landing

13'1" x 6'3" (4.00 x 1.91 )

Radiator and access to bedrooms and bathroom.

#### Bedroom 1

16'2" into robe x 9'3" (4.95 into robe x 2.83 )

Double glazed window, radiator, sliding door wardrobes and access to en-suite. To front of property.

#### En-suite

6'2" x 5'1" (1.90 x 1.55 )

Double glazed window, radiator, WC, wash hand basin and shower cubicle.

#### Bedroom 2

14'3" x 8'2" (4.35 x 2.51 )

Double glazed window, radiator. To rear of property.

#### Bedroom 3

10'6" x 8'2" (3.21 x 2.50 )

Double glazed window, radiator. To front of property.

#### Family Bathroom

6'3" x 6'2" (1.91 x 1.88 )

Double glazed window, part tiled walls, WC, wash hand basin, bath.

#### External

To the front there is driveway parking. The rear garden has block paved patio area and laid mainly to lawn.

#### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available  
Speeds: Download: 10000 Mbps  
Upload: 10000 Mbps  
Mobile Indoor: EE - Limited Three - Limited 02 - Likely Vodafone - Likely  
Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

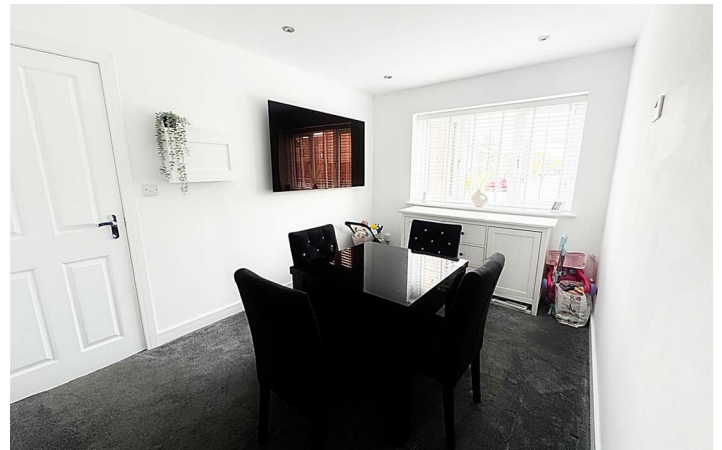
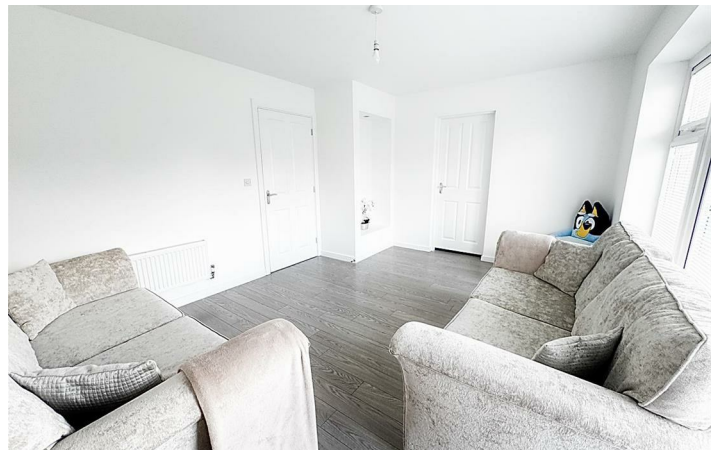
#### FLOOD RISK:

Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.

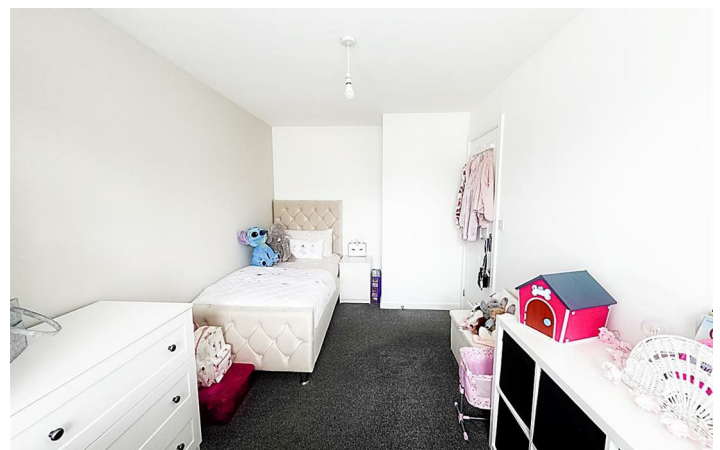
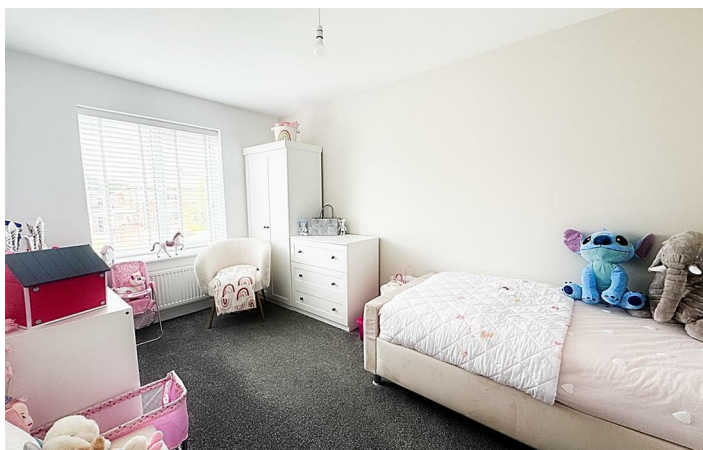
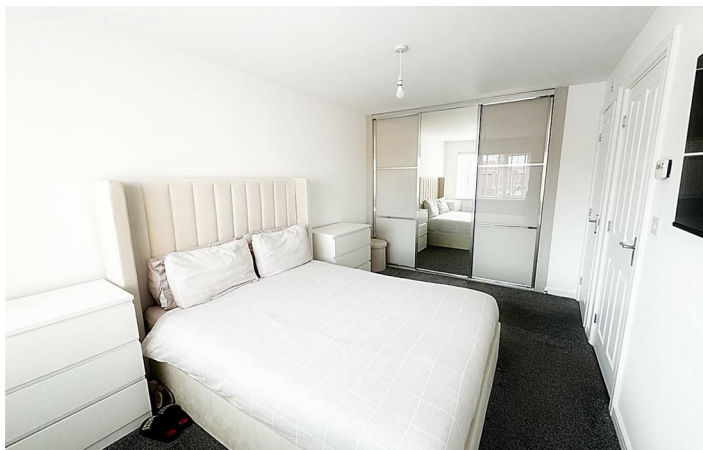
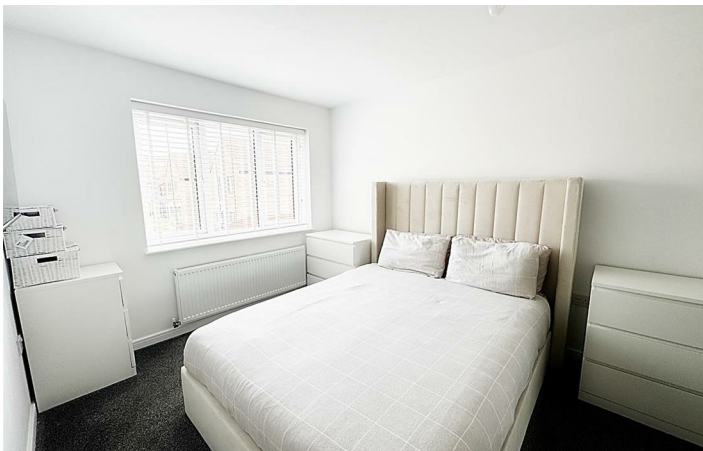
#### CONSTRUCTION:

Traditional  
This information must be confirmed via our surveyor.

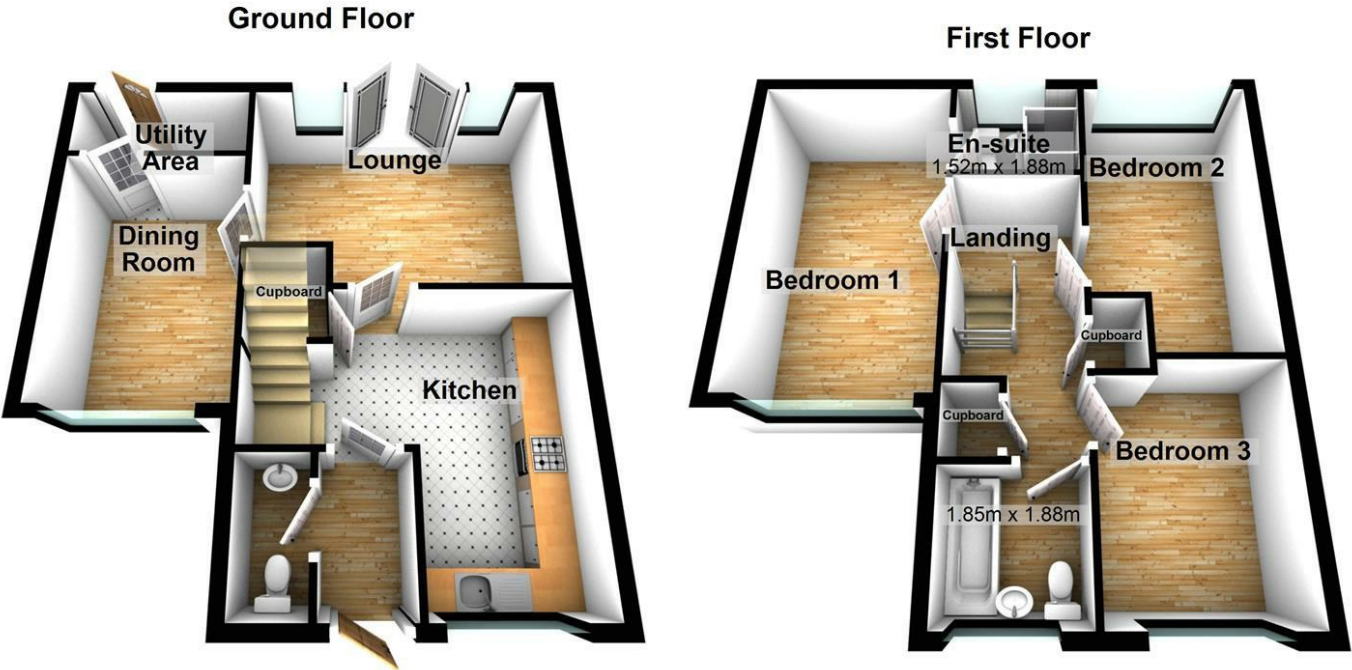








Floor Plan



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		94
(81-91) B	82	
(69-80) C		
(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	