



49 Wharrier Street

Walker, Newcastle Upon Tyne, NE6 3DY

**** THREE BEDROOM MID TERRACE HOUSE ** BEAUTIFULLY PRESENTED & READY TO MOVE INTO ****

**** OVERLOOKS PARK GROUNDS ** MODERN KITCHEN WITH INTEGRATED APPLIANCES ****

**** OFF STREET PARKING TO FRONT ** LOVELY SOUTH FACING GARDEN TO REAR ** SOLAR PANELS ****

**** FANTASTIC FIRST TIME BUY ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING B ****

Offers Over £149,950



- Three Bedroom Mid Terrace House
- Off Street Parking To Front
- Solar Panels
- Beautifully Presented Throughout
- Lovely South Facing Rear Garden
- Freehold - Council Tax Band A
- Modern Kitchen With Integrated Appliances
- Fantastic Starter Home
- Energy Rating B

Hallway

Double glazed composite entrance door, stairs to the first floor landing, laminate flooring, two storage cupboards and double glazed composite door leading to the rear garden.

Lounge

13'4" x 13'2" (4.07 x 4.03)
Double glazed bow window, laminate flooring, radiator.

Kitchen

13'2" x 6'11" (4.02 x 2.12)
Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and microwave, hob with extractor hood over, integrated fridge/freezer and washing machine, sink unit and double glazed window.

WC

5'1" x 2'7" (1.56 x 0.79)
Double glazed window, WC, wash hand basin, part tiled walls and radiator.

Landing

Access to the loft which has pull down ladders, lighting and is part boarded.

Bedroom 1

12'1" x 11'1" (3.69 x 3.40)
Double glazed window, laminate flooring, radiator.

Bedroom 2

12'7" x 8'4" (3.86 x 2.55)
Double glazed window, laminate flooring, radiator.

Bedroom 3

8'7" x 8'1" (2.63 x 2.48)
Double glazed window, laminate flooring, radiator.

Bathroom

6'6" x 4'7" (2.00 x 1.41)
Bath with shower over, WC and wash hand basin with built-under storage. Double glazed window, tile effect panelling to walls, laminate flooring, ladder style radiator.

External

Externally the front is paved and provided space for off street parking. There is a lovely lengthy garden to the rear which is south facing, the garden has lawn paved patio areas and a fenced perimeter. There are also two large sheds for storage.

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>Likely Three>Likely 02>Likely Vodafone>Likely
Mobile: Outdoor EE>Likely Three>Likely 02>Likely Vodafone>Likely

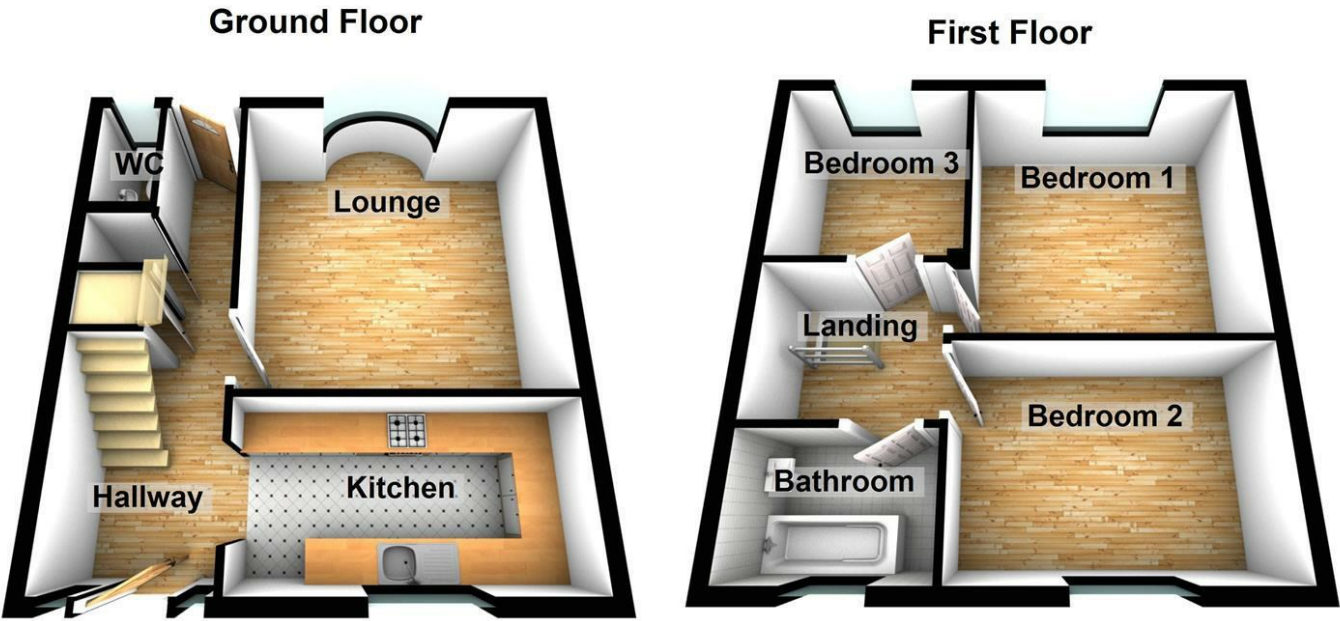
Flood Risks

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





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	85	87
(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