



## 11 Radstock Walk Walker, Newcastle Upon Tyne, NE6 3LG

\*\* 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. \*\*

\*\* FREEHOLD \*\* GREAT FIRST BUY \*\* THREE BEDROOM MODERN SEMI DETACHED HOUSE \*\*

\*\* ALLOCATED PARKING BAY \*\* BALCONY TO MAIN BEDROOM \*\* DOWNSTAIRS WC \*\*

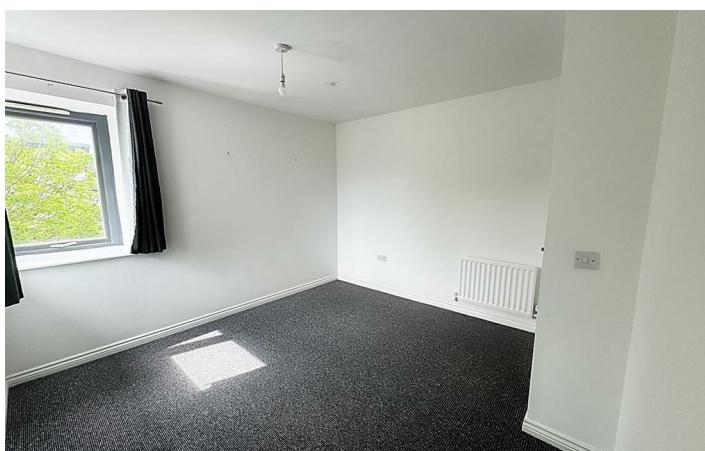
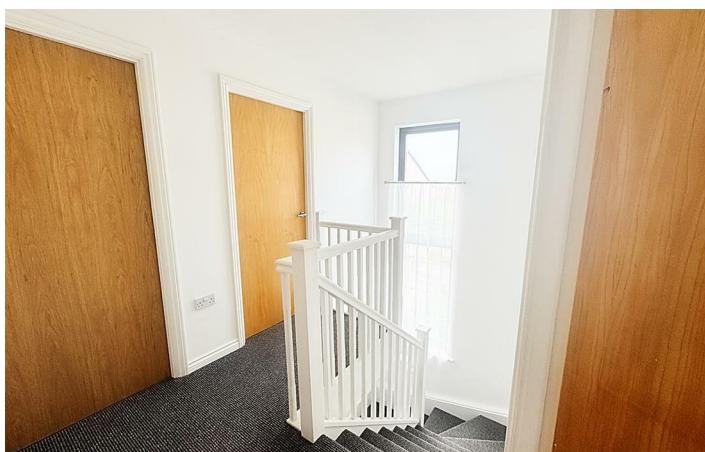
\*\* CLOSE TO CITY CENTRE, MAJOR ROAD LINKS AND LOCAL AMENITIES\*\*WEST FACING REAR GARDEN

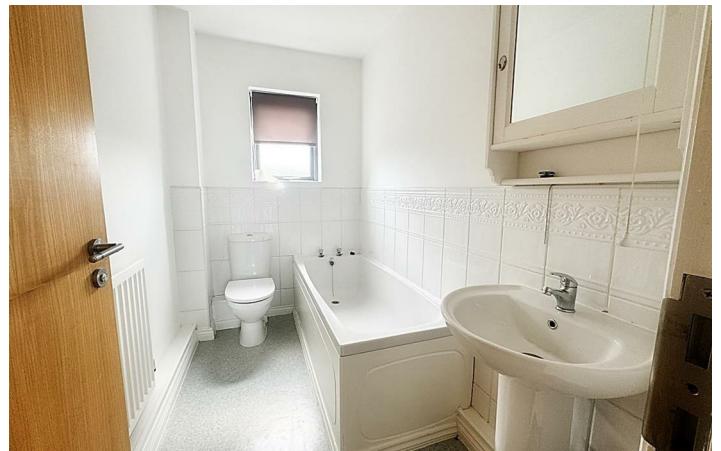
\*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Offers Over £175,000**



• Freehold	• Modern Three Bedroom Semi Detached House	• Great First Buy or Family Home
• Allocated Parking Bay and Visitors Parking	• Downstairs WC	• Close to City Centre
• West Facing Rea Garden Entrance	• Energy Rating C <b>Stairs to First Floor</b>	• Council Tax Band B
Composite door opening into hallway	Stairs to first floor with large double glazed window. Loft access on Landing.	parking and to the rear there is a lawn and patio areas.
<b>Hallway</b>  12'10" x 3'8" (3.92 x 1.12 )  Access to downstairs WC, lounge, dining area, kitchen and stairs to first floor and storage cupboard.	<b>Landing</b>  Access to bedrooms, bathroom and this information is correct, for further information please visit <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>	<b>Material Information</b>  <b>BROADBAND AND MOBILE:</b>  At the time of marketing we believe
<b>Lounge</b>  14'7" x 11'10" (4.45 x 3.62 )  Double glazed window to front and French doors opening into rear garden, radiator	14'7" x 11'11" (4.45 x 3.65 )  Double glazed window to rear garden, French doors opening to balcony to front of property, radiator.	Broadband: Highest available Speeds: Download: 1800 Mbps Upload: 220 Mbps  Mobile Indoor: EE - Limited Three - Limited 02 - Likely Vodafone - Limited
<b>Downstairs WC</b>  6'4" x 5'0" (1.95 x 1.53 )  Double glazed window, radiator, WC, wash hand basin and two cupboards.	13'2" x 10'10" (4.03 x 3.31)  Double glazed corner window to front of property, radiator	Mobile Outdoor: EE - Likely Three - Likely 02 - Likely Vodafone - Likely
<b>Dining Area</b>  9'6" x 9'1" (2.91 x 2.77 )  Two double glazed windows and French doors to rear garden, radiator	<b>Bedroom 3</b>  9'7" x 7'5" (2.93 x 2.27 )  Double glazed window to rear of property, radiator	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
<b>Kitchen</b>  11'1" x 6'11" (3.40 x 2.12 )  Double Glazed window, range of wall and floor units with countertops, sink, integrated fridge freezer, built in oven and gas hob with extractor hood	<b>Family Bathroom</b>  7'8" max into shower x 8'5" (2.36 max into shower x 2.59)  Double glazed window, air vent, WC, wash hand basin, bath and separate shower cubicle.	<b>FLOOD RISK:</b>  Yearly chance of flooding: Rivers and the sea: Very low. Surface water: Very low.
	<b>External</b>  To the front there is an allocation parking bay, with additional visitors	<b>CONSTRUCTION:</b>  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	
(81-91)	B	
(69-80)	C	77
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	