

92 Wyedale Way , Walkergate, NE6 4UW

** DOUBLE FRONTED DETACHED HOUSE ** THREE BEDROOMS ** EN-SUITE TO MASTER BEDROOM

** LOUNGE ** KITCHEN/DINER WITH FRENCH DOORS TO REAR GARDEN ** DOWNSTAIRS WC ** .

** COUNCIL TAX BAND B ** ENERGY RATING TBC** WALKERGATE METRO STATION 0.5 miles **

** FREEHOLD ** WALKER RIVERSIDE ACADEMY 0.2 miles ** NEWCASTLE CITY CENTRE 2.8 miles **

Offers Over £195,000



- En-Suite To Master
- Integrated Appliances
- Local Amenities Nearby

- Downstairs WC
- On Site Parking
- Energy Rating TBC

- Modern Kitchen/Diner
- Freehold
- Council Tax Band B

Hallway

Double glazed entrance door, stairs to the first floor landing with feature lighting, under stair cupboard, laminate flooring.

Cloaks/WC

3'7" x 6'0" (1.08 x 1.82)
WC, wash hand basin, tiling to walls, radiator and laminate flooring.

Lounge

16'2" x 10'0" (4.94 x 3.04)
Double glazed window, radiator, double glazed French doors opening out to the rear garden.

Kitchen/Diner

16'2" x 8'10" (4.92 x 2.68)
Fitted with range of wall and base units, integrated oven and hob with extractor hood over, single drainer sink unit, integrated fridge/freezer, dishwasher and washing machine. Double glazed windows, laminate flooring, radiator, double glazed french doors to the rear garden, double glazed bay window to dining area and double glazed to kitchen area.

Landing

Double glazed window, radiator.

Bedroom 1

Double glazed windows, built in sliding door wardrobe, radiator, access to en-suite.

En-suite

4'9" x 5'11" (1.45 x 1.80)
Comprising; shower cubicle, WC, wash hand basin. Double glazed window, tiling to walls, radiator.

Bedroom 2

8'8" x 10'2" (2.63 x 3.10)
Sliding door wardrobes, double glazed window, radiator, access to loft.

Bedroom 3

7'1" x 6'10" (2.16 x 2.09)
Double glazed window, radiator.

Family Bathroom

5'7" x 8'8" (1.69 x 2.65)
Fitted with a three piece suite comprising; bath, WC, wash hand basin. Tiling to walls, double glazed windows, radiator.

External

Externally there is a small paved garden area to the front together with a driveway parking . To the rear the garden is laid to lawn together with decking and a fenced perimeter.

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>

Various factors can affect coverage,

such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home
O2- Good outdoor, variable in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

Seller has advised us does have fibre broadband.

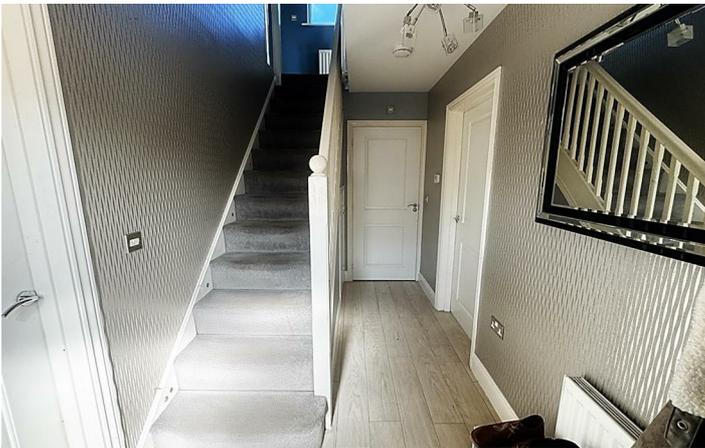
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

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

CONSTRUCTION:

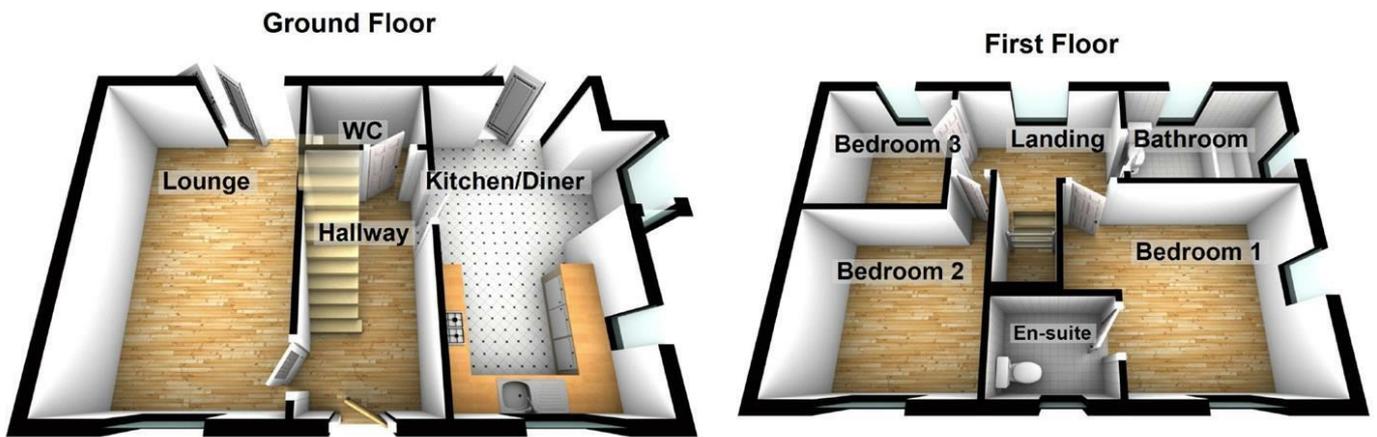
Traditional.
This information must be confirmed via your surveyor and legal representative.







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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT
 Tel: 0191 295 3322 Email: info@next2buy.com <https://www.next2buy.com>

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			
England & Wales		EU Directive 2002/91/EC	