



27 Scrogg Road

Walker, Newcastle Upon Tyne, NE6 4EX

- ** THREE BEDROOM DETACHED BUNGALOW SITUATED OVER TWO FLOORS ** CHAIN FREE **
- ** GROUND FLOOR HAS TWO BEDROOMS, KITCHEN, LOUNGE/DINING ROOM & SHOWER ROOM **
- ** THE FIRST FLOOR HAS A MASTER BEDROOM & EN-SUITE, IDEAL FOR EXTENDED FAMILY **
- ** THE PROPERTY WOULD ALSO BE SUITABLE FOR FAMILIES ** OFF STREET PARKING ** FREEHOLD **
- ** NEWLY DECORATED & READY TO MOVE INTO ** COUNCIL TAX BAND B ** ENERGY RATING D **

Offers Over £220,000



- Three Bedroom Detached Bungalow
- Modern Kitchen With Utility Area
- Council Tax Band B
- Spacious Accommodation On Two Floors
- Off Street Parking To Front
- Freehold
- En-Suite To Master Bedroom
- Close To Local Amenities - Chain Free
- Energy Rating D

Hallway

Double glazed entrance door, stairs to the first floor landing, storage cupboard, radiator.

Lounge/Dining Room

24'0" x 12'2" max (7.34 x 3.71 max)
Double glazed bay window to the front elevation, wall mounted fire, spotlights to ceiling, laminate flooring, storage cupboard, radiators.

Kitchen

9'10" x 7'8" (3.01 x 2.34)
Fitted with a modern range of wall and base units with work surfaces over, integrated fridge, oven and microwave, hob with extractor hood over, sink unit. Double glazed window, laminate flooring, double glazed door leading to the rear garden.

Utility Area

1.85 x 1.16
Plumbed for washing machine.

Bedroom 2

10'5" x 10'7" + bay (3.18 x 3.25 + bay)
Double glazed bay window, laminate flooring, radiator.

Bedroom 3

10'0" x 10'0" (3.07 x 3.06)
Double glazed window, laminate flooring, radiator.

Shower Room

7'4" x 5'11" (2.25 x 1.81)
Comprising; shower cubicle, WC and wash hand basin with built-under storage. Double glazed window, panelling to walls, ladder style radiator.

First Floor Landing

Double glazed skylight window, fitted cupboards with hanging rails.

Bedroom 1

24'1" x 12'5" (7.35 x 3.81)
Double glazed window, and two skylight windows, radiators.

En-Suite Bathroom

7'10" x 5'11" (2.40 x 1.82)
Bath, WC and wash hand basin, part tiled walls, double glazed skylight window, radiator.

External

Externally the front garden is laid to lawn and there is space for off street parking. The rear garden is paved and has 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>

EE-Good outdoor

O2-Good outdoor, variable in-home
Three-UK-Good outdoor and in-home

Vodafone_Good outdoor, variable in-home

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: Low.

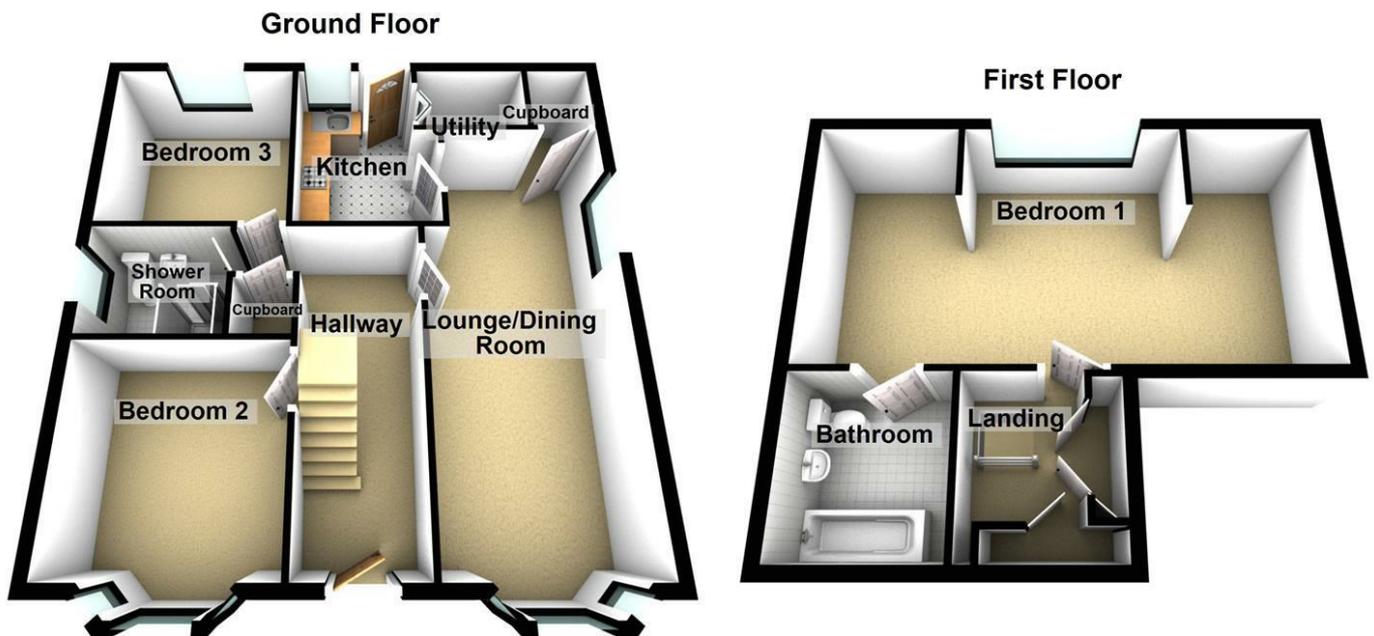
CONSTRUCTION:

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.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	