

## 74 Whinneyfield Road

Walkergate, Newcastle Upon Tyne, NE6 4HX

- \*\* EXTENDED THREE BEDROOM SEMI DETACHED HOUSE \*\* MODERN REFITTED BATHROOM \*\*
- \*\* SUPERB SPACIOUS KITCHEN / DINING / FAMILY ROOM \*\* OFF STREET PARKING \*\*
- \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* STORAGE AREA \*\* GREAT FAMILY HOME \*\*
- \*\* LOVELY REAR GARDEN WHICH IS NOT OVERLOOKED \*\* CLOSE TO LOCAL AMENITIES \*\*
- \*\* CHAIN FREE \*\* FREEHOLD \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C \*\*

**Price £240,000**



- Three Bedroom Semi Detached House
- Electric Vehicle Charging Point

#### Freehold Hallway

Double glazed composite entrance door, stairs to the first floor landing, laminate flooring, radiator.

#### Lounge

12'11" x 10'11" + bay (3.94 x 3.33 + bay)

Double glazed bay window, wall mounted living flame effect electric fire, radiator.

#### Kitchen Area

15'4" x 9'4" (4.68 x 2.85)

Fitted with a modern range of wall and base units with contrasting work surfaces over, range style cooker and sink unit. Double glazed window, laminate flooring, door leading to the garage.

#### Dining Area

18'11" max x 12'9" (5.77 max x 3.89)) there is also an electric vehicle Cupboards to alcoves, laminate flooring, vertical radiator and double glazed French doors leading out to the rear garden.

#### Landing

Double glazed window, access to the loft.

#### Bedroom 1

12'5" x 10'8" (3.79 x 3.27)

Double glazed window, radiator.

- Superb Modern Kitchen/Dining Room
- Off Street Parking & Storage (formerly the garage )

#### Council Tax Band B Bedroom 2

11'1" x 10'7" (3.39 x 3.24)

Double glazed window, radiator.

#### Bedroom 3

9'4" x 8'1" (2.85 x 2.48)

Double glazed window, radiator.

#### Bathroom

7'9" x 7'9" (2.38 x 2.37)

Fitted with a four piece suite comprising; bath with shower attachment, shower cubicle, WC and wash hand basin. Double glazed window, tiling to walls and floor, ladder style radiator.

#### External

Externally the front is gravelled for low maintenance together with space for off street parking and access to the garage ( storage only

) there is also an electric vehicle charging point. The rear garden has decking, lawn and is not overlooked.

#### Storage

9'9" x 7'9" (2.99 x 2.37)

Plumbed for washing machine, power points and lighting, there is also direct access into the property.

#### Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe

- Beautifully Presented Throughout

- Good Size Garden To Rear

- Energy Rating C  
this information is correct, for further information please visit <https://checker.ofcom.org.uk>  
EE-Good outdoor, variable in-home  
O2-Good outdoor and in-home  
Three-UK Good outdoor and in-home  
Vodafone Good outdoor and in-home

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:

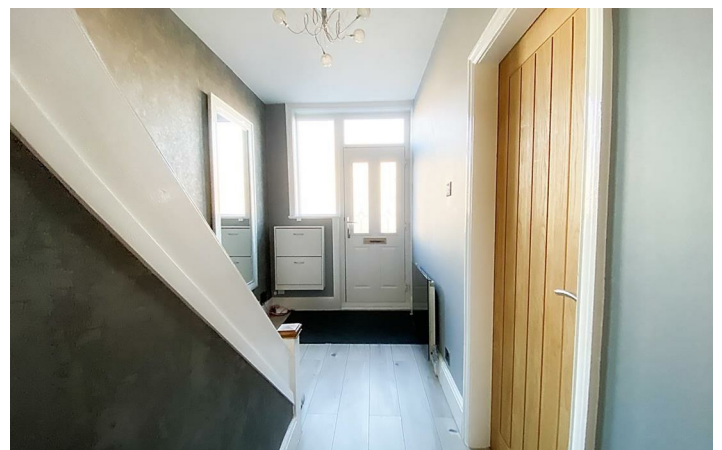
Traditional

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

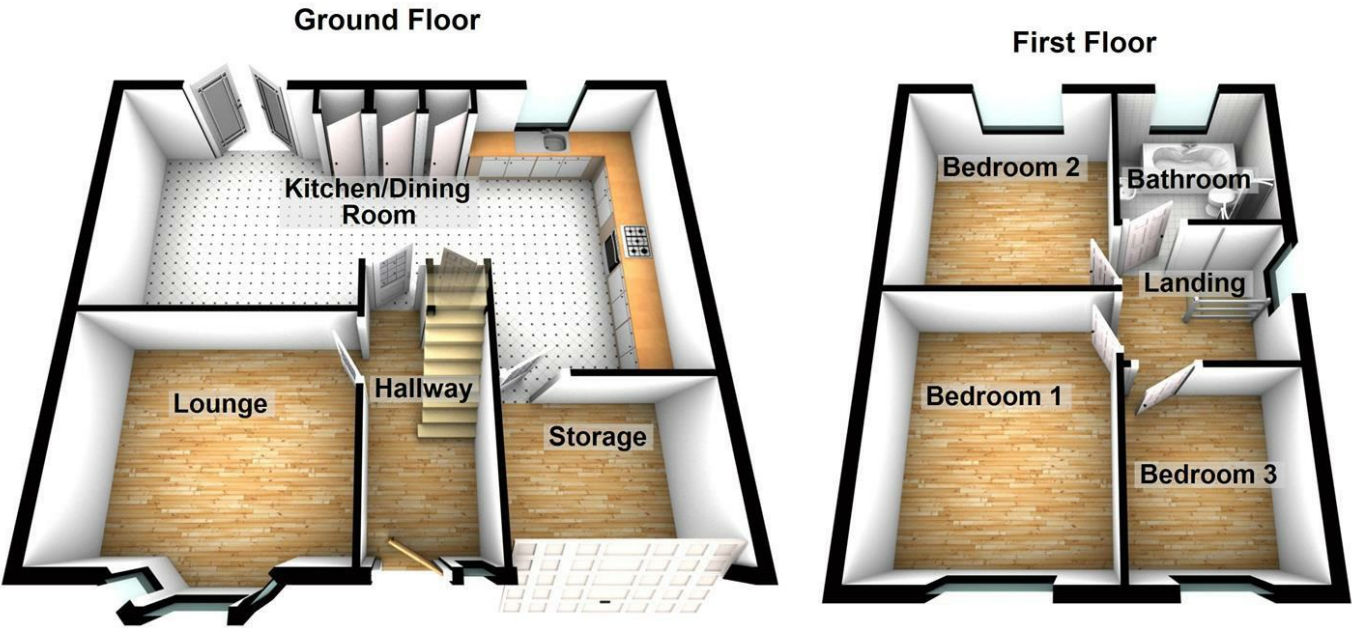








Floor Plan



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 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		81
(69-80) C	69	
(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	