

50 Langley Place

Walkerdene, Newcastle Upon Tyne, NE6 4EF

**** THREE BEDROOM SEMI DETACHED HOUSE ** EN-SUITE TO MASTER ** DOWNSTAIRS WC ****

**** MODERN KITCHEN/DINER ** LOVELY REAR GARDEN ** GARAGE & ON SITE PARKING ****

**** CHAIN FREE ** LEASE 125 YEARS FROM 2015 ** COUNCIL TAX BAND C ** ENERGY RATING B ****

Offers Over £215,000



- Three Bedroom Semi Detached House

- Downstairs WC

- Leasehold 125 Years from 1.7.2015

Entrance Hallway

Composite Door, radiator, downstairs WC

Downstairs WC

5'11" x 3'0" (1.81 x 0.93)

Double glazed window, radiator, WC

and hand wash basin.

Kitchen/Diner

13'11" max x 14'7" max (4.25 max x

4.47 max)

Double glazed window, range of floor and wall units, counter surfaces, sink, integrated oven and hob with extractor hood over, stairs to the first floor accommodation, radiator.

Lounge

15'8" max x 10'11" (4.80 max x 3.34)

French doors leading to rear garden, radiator, electric modern fire.

Landing

Storage cupboard, radiator.

Bedroom 1

14'2" x 9'3" (4.32 x 2.83)

Double glazed window, radiator.

Fitted wardrobes.

Bedroom 2

13'10" x 8'2" (4.23 x 2.49)

Double glazed window, radiator.

- Ensuite to Master Bedroom

- Ready to Move Into

- Council Tax Band C

Ensuite

6'2" x 5'0" (1.90 x 1.53)

Double glazed window, WC, hand was basin, shower cubical, part tiled walls, radiator.

10'10" x 8'2" (3.32 x 2.49)

Double glazed window, radiator.

Bathroom

6'3" x 6'2" (1.93 x 1.90)

Double glazed window, radiator, WC, hand wash basin, bath, part tiled walls.

External

Artificial turf to front and low maintenance garden to rear.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 220 Mbps

Mobile: EE>Likely Three> Likely

02>Likley Vodafone>Likely

Indoor EE>Limited Three> Limited

02>Likley Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

- Modern Kitchen/Diner

- Lovely Rear Garden

- Energy Rating B

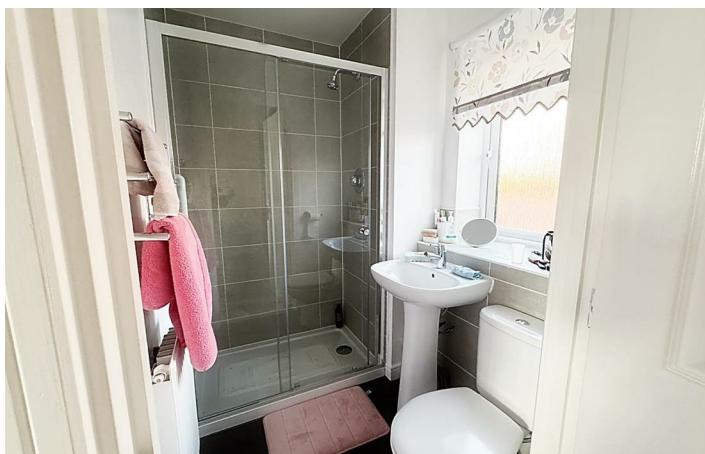
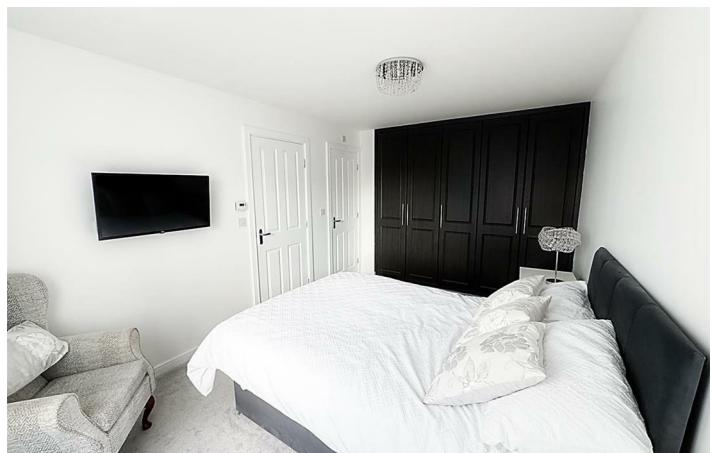
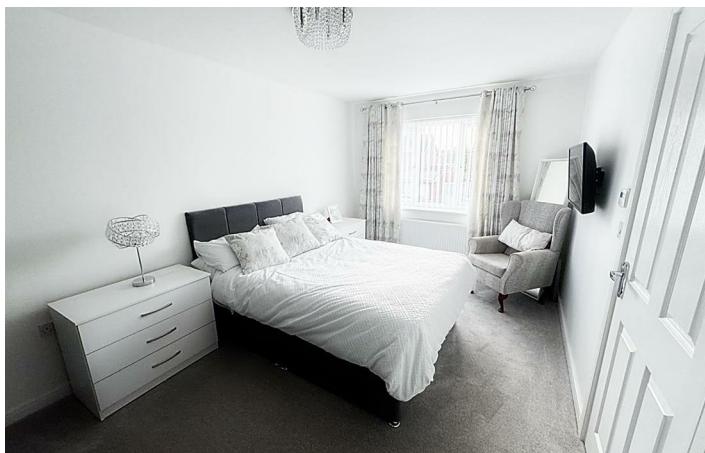
Rivers and the sea: Very Low

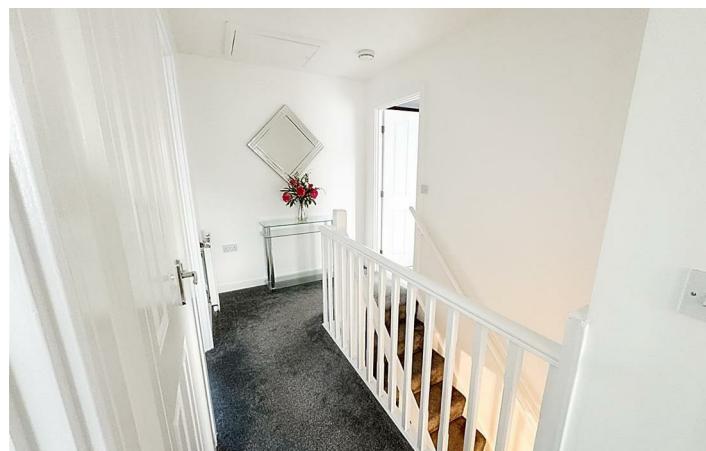
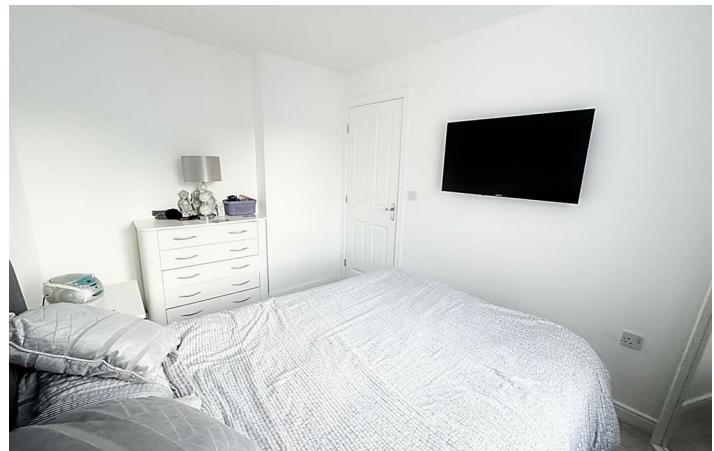
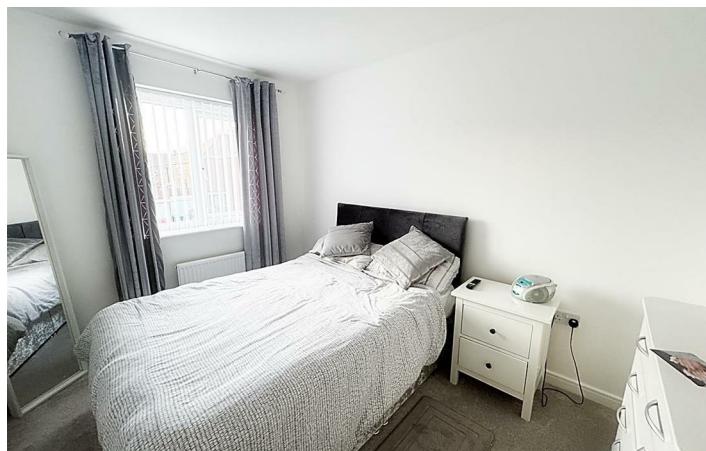
Surface water: Low

Lease

LEASEHOLD 125 YEARS FROM

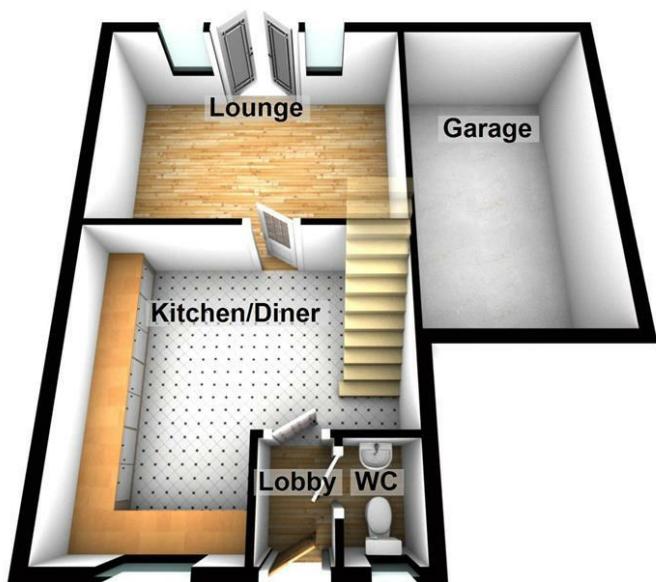
1.7.15. Payment of £170 per annum.





Floor Plan

Ground Floor



First Floor



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	94
(81-91)	B	82
(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	