



19 Whinneyfield Road

Walkergate, Newcastle Upon Tyne, NE6 4HU

**** SEMI DETACHED BUNGALOW WITH TWO DOUBLE BEDROOMS ** TWO RECEPTION ROOMS ****

**** LOVELY WESTERLY ASPECT GARDEN TO REAR & LOW MAINTENANCE GARDEN TO FRONT ****

**** BATHROOM WITH WALK-IN SHOWER ** GARAGE & OFF STREET PARKING TO FRONT ****

**** CHAIN FREE ** COUNCIL TAX BAND B ** FREEHOLD ** ENERGY RATING D ****

Offers Over £220,000



• Two Bedroom Semi Detached Bungalow

• Shower Room

• Chain Free - Freehold

Entrance Lobby

Double glazed composite entrance door, half glazed inner door leading into the hallway.

Hallway

Radiator and access to the loft which has pull down ladders.

Lounge

3.99 x 3.68 + bay (0.91m.30.18m x 0.91m.20.73m + bay)

Double glazed bay window, fireplace with electric fire, picture rail, coving and rose to ceiling, radiator.

Dining Room

13'3" x 11'11" max (4.05 x 3.65 max)

Storage cupboard to alcove, laminate flooring, radiator.

Kitchen

12'5" x 10'1" (3.80 x 3.09)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob, sink unit.

Double glazed windows, and double glazed French doors leading out to the rear garden, tile effect flooring, radiator.

Bedroom 1

12'1" + bay x 12'0" into robe (3.70 + bay x 3.68 into robe)

Double glazed bay window, fitted wardrobes, picture rail, radiator.

• Two Reception Rooms

• Garage & Off Street Parking

• Council Tax Band B

Bedroom 2

13'3" x 8'11" (4.05 x 2.72)

Double glazed window, picture rail, radiator.

Shower Room

7'10" x 7'8" (2.40 x 2.35)

Comprising; shower cubicle, WC and wash hand basin. Double glazed windows, cupboard housing the boiler, tiling to walls and ladder style radiator.

Garage

26'1" x 7'5" (7.97 x 2.27)

The garage has power points and lighting and double glazed window and door which is accessed from the rear garden.

External

Externally the front garden is designed for low maintenance and there is space for off street parking.

There is a lovely westerly aspect garden to the rear which has lawn, paved patio 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>

• Lovely Westerly Aspect Rear Garden

• Close To Nearby Bus Services

• Energy Rating D

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:

Surface water: Low.

Rivers and the sea: Very low.

CONSTRUCTION:

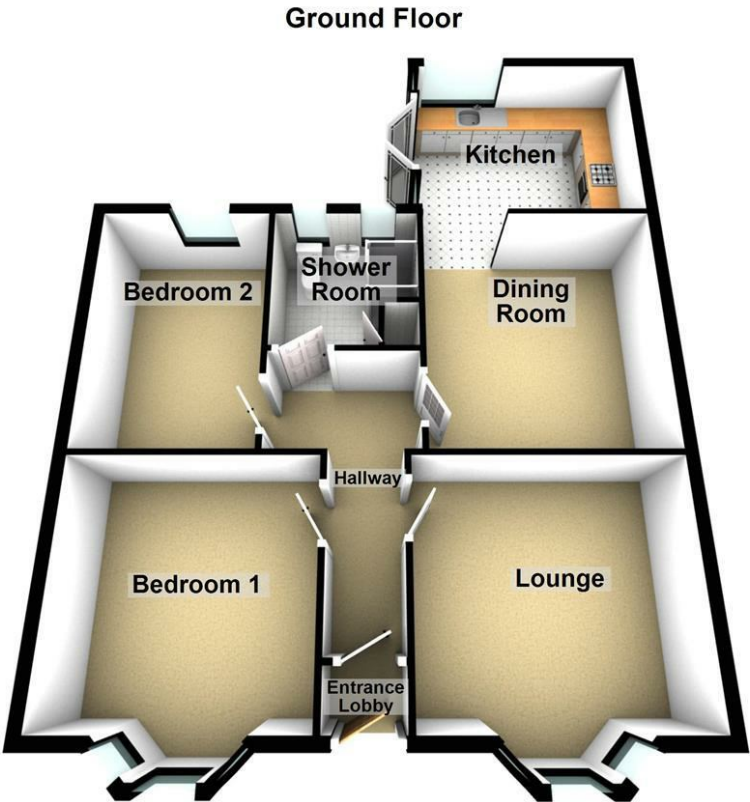
Traditional

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		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC