

## 21 Rowantree Road , Walkerville, NE6 4TD

- \*\* CHAIN FREE \*\* SEMI DETACHED BUNGALOW \*\* THREE RECEPTION ROOMS \*\* TWO BEDROOMS \*\*
- \*\* POTENTIAL TO MAKE INTO A THREE BEDROOM \*\* DETACHED GARAGE \*\* FREEHOLD \*\*
- \*\* DRIVEWAY PARKING FOR MULTIPLE VEHICLES \*\* GARDENS FRONT & REAR \*\*
- \*\* CLOSE TO LOCAL AMENITIES, GOOD TRANSPORT LINKS AND SCHOOLS \*\*
- \*\* COUNCIL TAX BAND B \*\* ENERGY RATING D \*\* WALKERGATE METRO STATION 0.5 MILES AWAY \*\*
- \*\* WESTERN COMMUNITY PRIMARY SCHOOL 0.3 MILES \*\*

Offers Over £250,000



- Chain Free
- Detached Garage & Driveway Parking for Multiple Vehicles
- Freehold
- Potential to be a Three Bed
- Conservatory
- Energy Rating D
- Sought After Area
- Lovely Rear Garden

**Entrance**

Composite door into the Hallway - radiator, decorative coving and loft access (laddered).

**Living Room**

11'11" x 12'7" (3.62 x 3.83)  
UPVC double glazed bay window, radiator, decorative coving, wooden style fire surround with a gas fire, and double doors to the dining room.

**Dining Room**

14'8" x 12'6" (4.48 x 3.82)  
UPVC double glazed patio doors to the conservatory, radiator, and decorative coving,

**Additional Image**

**Conservatory**

12'2" x 12'2" (3.72 x 3.71)  
UPVC double glazed and with access to the rear garden, and laminate flooring.

**Kitchen**

13'8" x 7'9" (4.18 x 2.38)  
UPVC double glazed french doors to the rear garden, radiator, part tiled walls and tiled flooring. Fitted with a range of base and wall units, counters and sink, electric hob, extractor hood and electric oven, plumbed for both washing machine and dishwasher and fitted with an integral fridge/freezer.

**Bathroom**

8'9" x 7'8" (2.67 x 2.36)  
UPVC double glazed bay window, and a ladder style radiator, tiled flooring and walls, fitted with bath, WC, wash hand basin and larger sized shower cubicle.

**Bedroom 1**

12'9" into robe x 10'8" ( 3.91 into robe x 3.27)  
UPVC double glazed window, radiator, decorative coving, fitted wardrobes matching drawers

**Bedroom 2**

11'10" x 8'4" (3.61 x 2.55)  
UPVC double glazed window, radiator, fitted with wardrobes and matching drawers.

**Garage & Drive**

There is a detached garage, with power and lighting, and a lengthy driveway on its approach.

**External**

There are very pretty gardens to the front and rear. The front is walled and railed with blocked paving leading to garage and rear of property. The rear is fenced and laid mainly to lawn with mature flower beds and paved patio area.

**Para - Material Information**

**BROADBAND AND MOBILE:**  
At the time of marketing we believe

• Council Tax Band B  
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
- Three- Good outdoor, variable 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.

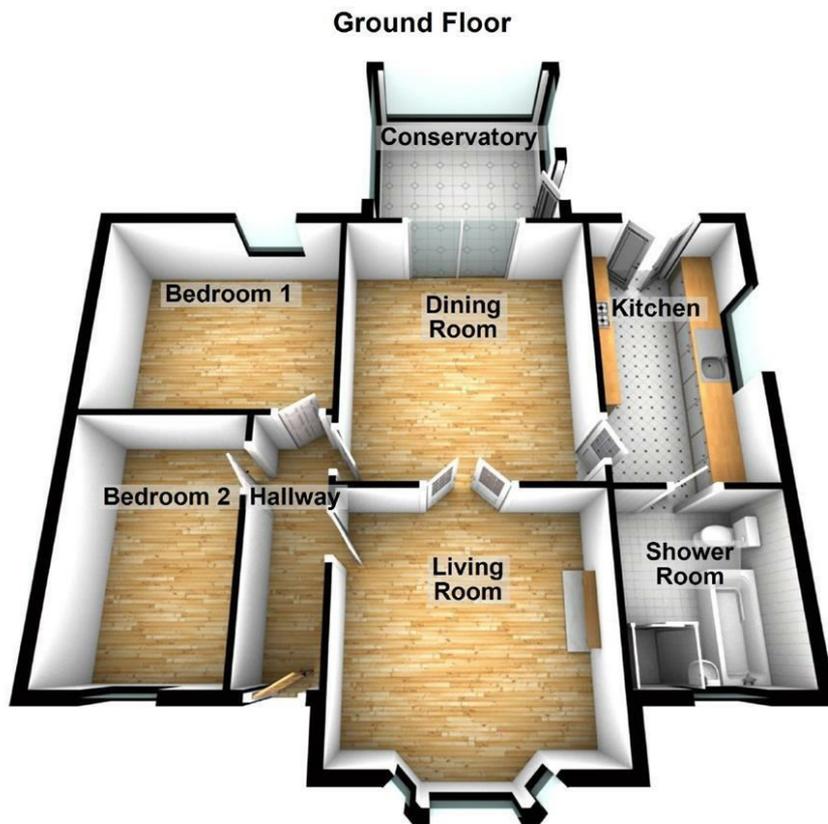
**CONSTRUCTION:**  
Traditional  
This information must be confirmed via your surveyor and legal representative.







## 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 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](mailto:info@next2buy.com) <https://www.next2buy.com>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	