



29 Logan Road

Walkerville, Newcastle Upon Tyne, NE6 4SY

**** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH ****

**** EXTENDED THREE BEDROOM SEMI DETACHED HOUSE ** BREAKFAST/FAMILY ROOM ****

**** TWO RECEPTION ROOMS ** DOWNSTAIRS WC ** GARAGE & OFF STREET PARKING ****

**** WESTERLY ASPECT REAR GARDEN ** MODERN SHOWER ROOM ** CHAIN FREE ****

**** COUNCIL TAX BAND C ** FREEHOLD ** ENERGY RATING TBC ****

Price £235,000



- Three Bedroom Semi Detached House

- Downstairs WC

- Freehold

Hallway

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

WC

WC and wash hand basin.

Dining Room

12'11" + bay x 12'9" (3.94 + bay x 3.91)

Double glazed bay window, radiator, sliding doors to the lounge.

Lounge

12'9" + bay x 12'9" (3.91 + bay x 3.90)

Double glazed bay window, fireplace with electric fire, radiator.

Kitchen

12'7" x 6'11" (3.86 x 2.13)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, cupboard, door leading into the garage.

Breakfast/Family Room

3.54 x 2.71 (0.91m.16.46m x 0.61m.21.64m)

Double glazed window and door leading out to the rear garden, radiator.

- Two Reception Rooms

- Garage & Parking

- Council Tax Band C

Landing

Double glazed window.

Bedroom 1

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

Double glazed window, fitted wardrobes, radiator.

Bedroom 2

12'10" x 10'10" (3.93 x 3.32)

Double glazed window, fitted wardrobes, radiator.

Bedroom 3

7'11" x 7'8" (2.43 x 2.34)

Double glazed window, radiator.

Shower Room

8'6" x 7'6" (2.61 x 2.30)

Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding. Double glazed windows, tiling to walls, radiator.

Garage

19'5" x 8'9" (5.92 x 2.67)

The garage has power points and lighting and has direct access from the property.

External

Externally there is a garden to the front together with space for off street parking and a west facing garden to the rear.

- Breakfast/Family Room

- West Facing Rear Garden - Chain Free

- Energy Rating TBC

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile: Indoor EE>Limited Three>

Limited 02>Likley Vodafone>Likely

Mobile: Outdoor EE>Likely Three>

Likely 02>Likley Vodafone>Likely

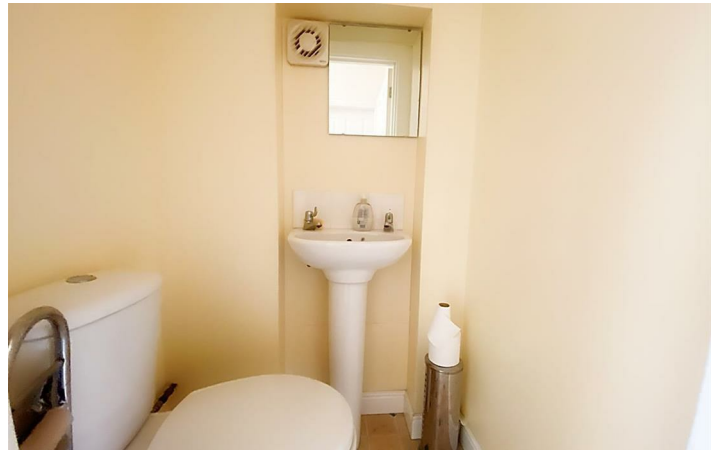
Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

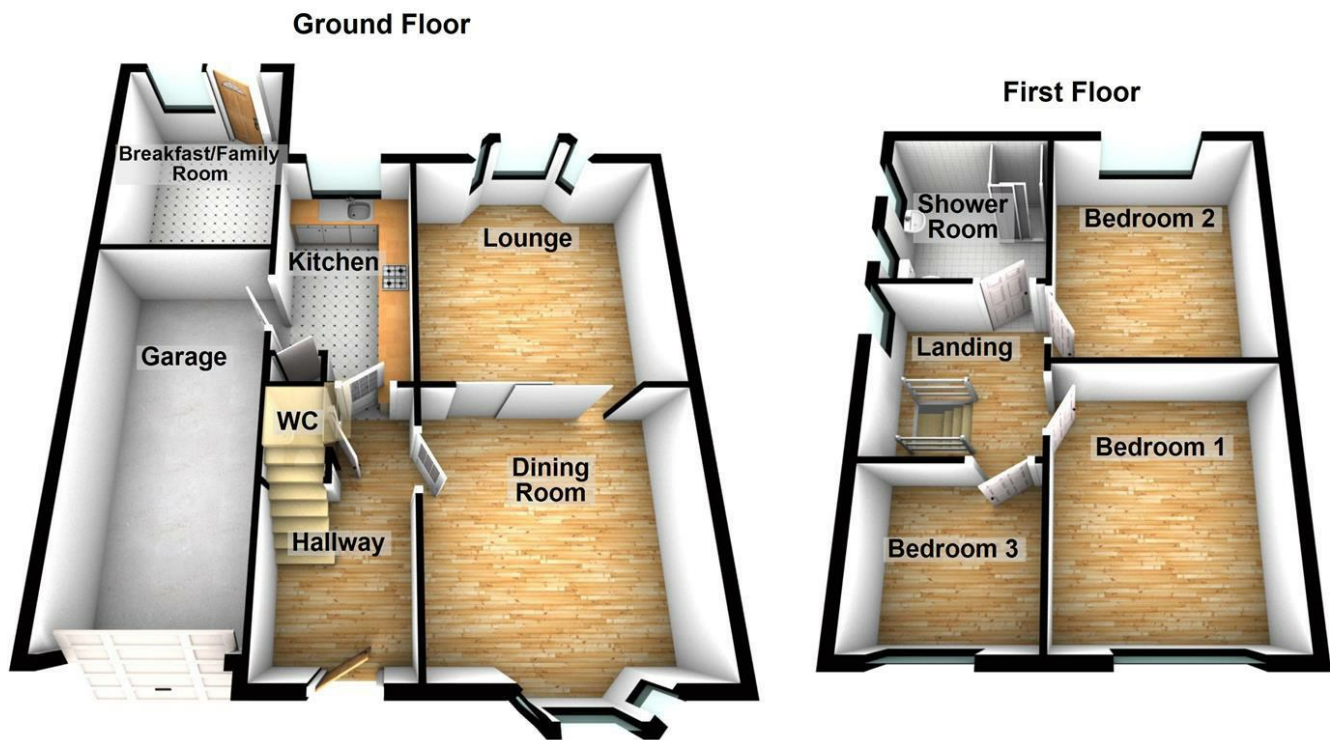
Rivers and the sea: Very low risk.

Surface water: Low risk.





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		84
(69-80) C	71	
(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	