



9 Elmwood Crescent

Walkerville, Newcastle Upon Tyne, NE6 4PT

** GUIDE PRICE £170,000 - £190,000 **

** TWO BEDROOM SEMI DETACHED BUNGALOW ** CHAIN FREE ** GARAGE & PARKING **

** SHOWER ROOM ** GENEROUS CORNER PLOT ** HIGHLY SOUGHT AFTER LOCATION **

** BUS SERVICE TO NEWCASTLE CITY CENTRE & THE COAST ** METRO STATION 0.2 MILE AWAY **

** NEARBY HEALTH CENTRE ** FREEHOLD ** COUNCIL TAX BAND B ** ENERGY RATING D **

Price Guide £170,000



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• Nearby Bus Services

• Chain Free - Freehold

Entrance Lobby

Double glazed entrance door, radiator, inner door leading into the hallway.

Hallway

Laminate flooring, radiator.

Lounge

12'0" x 11'9" (3.68 x 3.60)

Fireplace with electric fire, radiator, double doors leading into the conservatory.

Conservatory

10'1" x 8'11" (3.09 x 2.73)

French doors leading out to the rear garden.

Kitchen

11'0" x 8'11" (3.37 x 2.73)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated fridge, sink unit, double glazed window and radiator.

Bedroom 1

12'9" + bay x 12'0" (3.89 + bay x 3.67)

Double glazed bay window, fitted wardrobes, radiator.

Bedroom 2

11'1" x 9'6" (3.38 x 2.92)

Double glazed window, radiator.

• Two Bedroom Semi Detached Bungalow

• Garage & Off Street Parking

• Council Tax Band B

Shower Room

8'2" x 6'3" (2.51 x 1.91)

Shower cubicle, WC and wash hand basin, tiling to walls, double glazed window, radiator.

External

There are gardens to the front rear and side together with a single garage and space for off street parking.

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>

EE Variable in-home, good outdoor

O2-Variable in-home, good outdoor

Three-Good in-home and outdoor

Vodafone_Variable in-home, good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Very low.

• Popular Location

• Gardens To Three Sides

• Energy Rating D

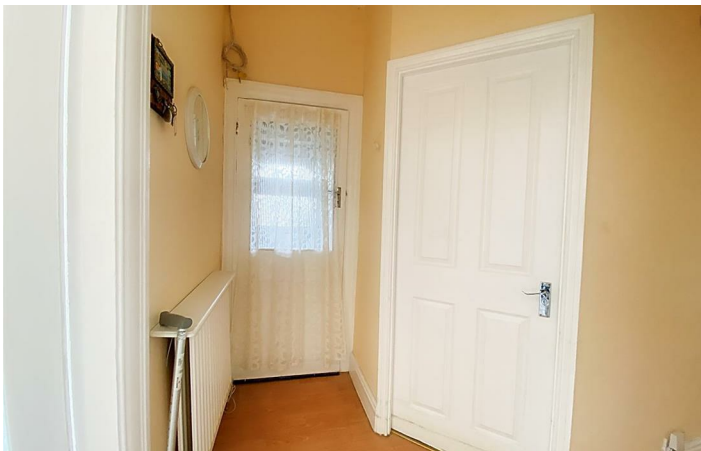
Surface water: Very low.

CONSTRUCTION:

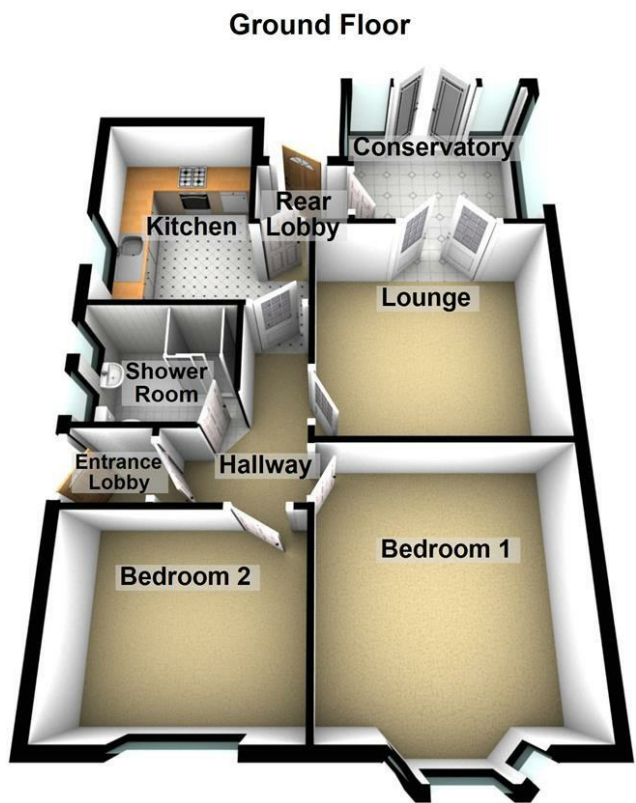
Traditional - Non Standard Construction.

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		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC