

## 37 Rosewood Crescent Walkerville, Newcastle Upon Tyne, NE6 4PR

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* WEST FACING REAR GARDEN \*\*

\*\* GARAGE AND DRIVEWAY \*\* SOUGHT AFTER LOCATION \*\* FREEHOLD \*\* READY TO MOVE INTO \*\*

\*\* MODERN KITCHEN/DINER WITH BI-FOLD DOORS INTO GARDEN \*\* COUNCIL TAX BAND B \*\*

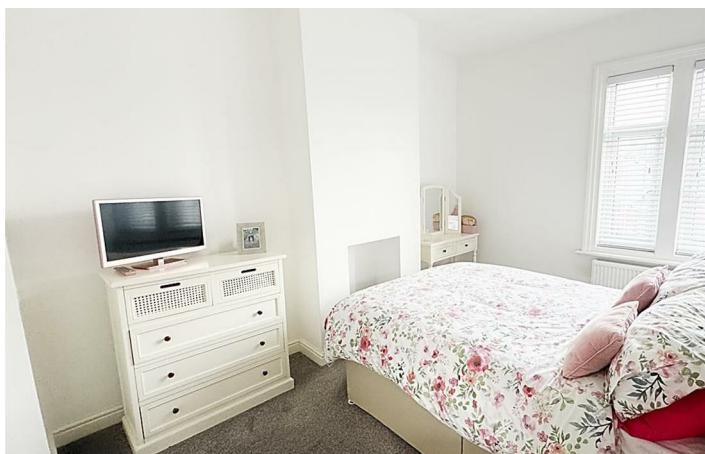
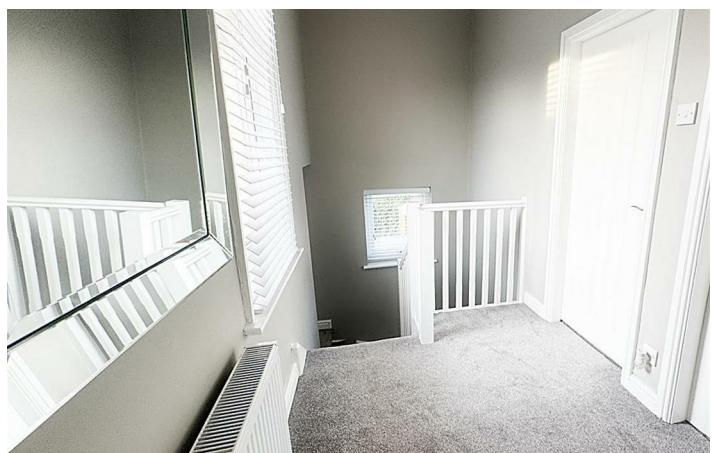
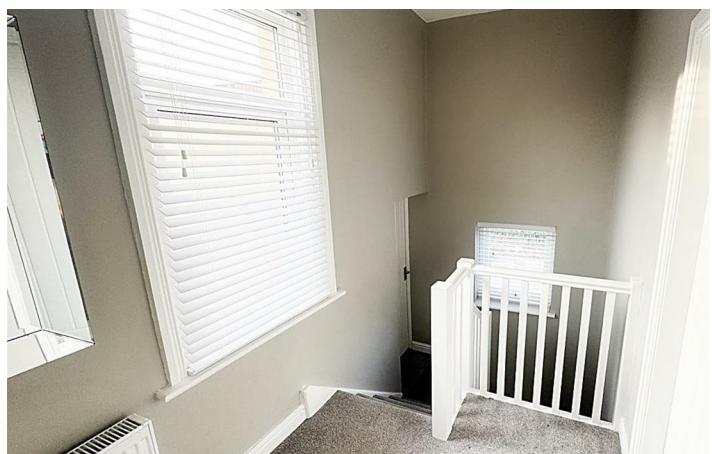
\*\* CLOSE TO LOCAL AMENITIES, TRANSPORT LINKS AND SCHOOLS \*\* ENERGY RATING D \*\*

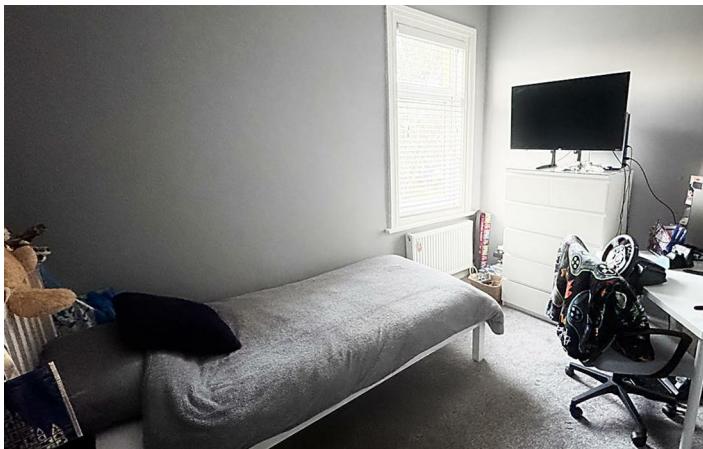
\*\* Metro Station less than 0.5 miles \*\*

**Offers Over £295,000**

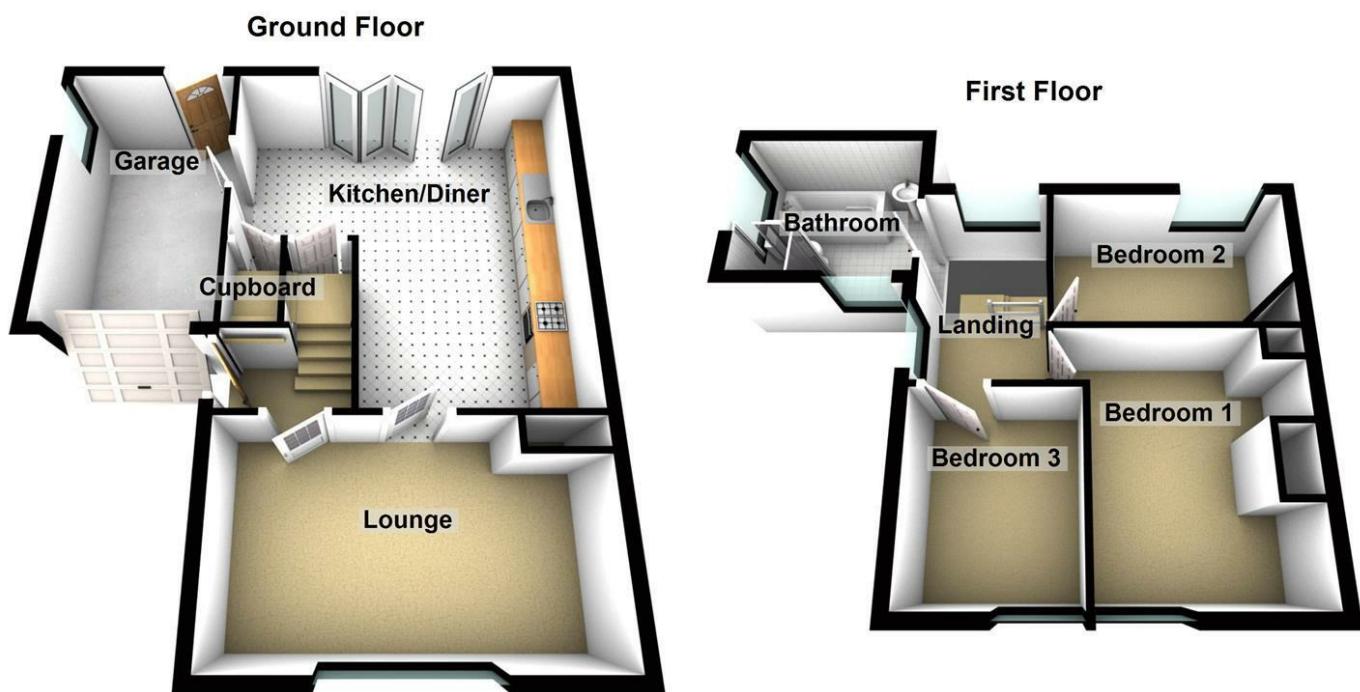


• Freehold	• Westerly Facing Rear Garden	• Modern Kitchen/Diner with Bifold doors into garden
• Three Bedroom Semi Detached House	• Garage and Driveway Parking	• Close to Local Amenities, Transport Links and Schools
• Sought After Area <b>Entrance</b> Double glazed door into hallway	• Council Tax Band B <b>Bedroom 1</b> 12'11" x 10'11" max (3.94 x 3.34 max ) Double glazed window, radiator. Front thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.	• Energy Rating D 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.
<b>Hallway</b> 5'11" x 3'8" (1.82 x 1.13) Stairs to First Floor and access to lounge	<b>Bedroom 2</b> 10'11" x 8'9" (3.35 x 2.67) Double glazed window, feature fireplace and radiator. Rear elevation.	EE- Good outdoor, variable in-home O2- Good outdoor Three Good outdoor, variable in-home
<b>Lounge</b> 16'11" x 12'5" max (5.16 x 3.80 max) Double glazed window, radiator	<b>Bedroom 3</b> Double glazed window, radiator. Front elevation	Vodafone Good outdoor, variable in-home
<b>Kitchen/Diner</b> 18'3" x 16'3" max (5.58 x 4.97 max ) Open plan kitchen/diner with range of base and wall units with complimentary work surfaces, built in oven and hob with overhead extractor hood, integrated fridge/freezer and dishwasher, sink unit, two understairs cupboards, door giving access to garage and bi-fold doors to Westerly facing rear garden	<b>Garage</b> 14'4" x 7'10" (4.39 x 2.40 ) With up and over door, plumbed for washing machine and power for sockets and lighting.	We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.
<b>Stairs to First Floor &amp; Landing</b> Double glazed window and access to bathroom and bedrooms	<b>External</b> Externally there is a garden mainly laid to lawn with planted borders, resin driveway and walled boundaries. There is a Westerly garden to the rear which has lawn, patio, decked area and raised beds. There is also a summerhouse.	<b>FLOOD RISK:</b> Yearly chance of flooding: Surface water: Very low. Rivers and the sea: Very low.
<b>Bathroom</b> 7'7" x 7'1" (2.33 x 2.18) Fitted with a four piece suite comprising; bath, shower cubicle, WC and wash hand basin, two double glazed windows, part tiled walls, tiling to floor and ladder style radiator.	<b>Para - Material Information</b> BROADBAND AND MOBILE: At the time of marketing we believe this information is correct, for further information please visit <a href="https://checker.ofcom.org.uk">https://checker.ofcom.org.uk</a>	<b>CONSTRUCTION:</b> 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	85
(81-91)	B	
(69-80)	C	
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	