

## 81 Wyedale Way

Walkerdene, Newcastle Upon Tyne, NE6 4UA

\*\* 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 \*\*

\*\* THREE BEDROOM END TERRACE HOUSE \*\* FULLY REFURBISHED TO A VERY HIGH STANDARD \*\*

\*\* DOWNSTAIRS W/C \*\* SPACIOUS MODERN KITCHEN DINER \*\* MODERN BATHROOM \*\*

\*\* LOW MAINTENANCE SIDE GARDEN \*\* EXCELLENT FAMILY HOME OR FIRST TIME BUY \*\*

Offers Over £175,000



- Three Bedroom End Terrace House
- Allocated Parking Bay
- 999 Year Lease From 1st March 2012 With Low Ground Rent

#### Hallway

Double glazed entrance door, wood effect flooring, stairs to the first floor landing, under stair storage cupboard, radiator.

#### Cloaks/WC

6'1" x 3'7" (1.86 x 1.08)

Comprising; low level WC and wash hand basin. Tiling to floor, radiator.

#### Kitchen/Diner

16'2" x 8'11" + bay (4.92 x 2.71 + bay)

Fitted with a range of wall and base units with complimentary work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed windows, double glazed bay window with window seat, wood effect flooring, radiator.

#### Dining Area

#### Lounge

16'4" x 10'0" (4.97 x 3.06)

Double glazed French doors leading out to the side garden, wood effect flooring, double glazed window to the front elevation, radiators.

#### Landing

Access to bedrooms and family bathroom.

- En-Suite To Master
- Modern Kitchen/Diner
- Council Tax Band B

#### Bedroom 1

12'1" max x 10'3" min (3.69 max x 3.13 min)

Built-in sliding door wardrobes, double glazed window, radiator.

#### En-Suite

6'1" x 4'11" (1.85 x 1.49)

Double glazed window, shower enclosure, low level WC and wash hand basin with built-under storage. Part tiled walls, tiling to floor.

#### Bedroom 2

10'4" x 8'8" min (3.14 x 2.65 min)

Double glazed window, cupboard, radiator.

#### Bedroom 3

7'3" x 6'11" (2.20 x 2.11)

Double glazed window, radiator.

#### Bathroom

8'8" x 5'7" (2.65 x 1.70)

Fitted with a modern three piece suite comprising; bath with shower over, low level WC and wash hand basin. Part tiled walls, tiling to floor, double glazed window and ladder style radiator.

#### External

Externally the front garden has been gravelled for low maintenance, together with a fenced perimeter.

- Downstairs WC

- Southerly Aspect Side Garden
- Energy Rating C

The rear garden has also been designed with low maintenance in mind, there is artificial lawn, decorative paving and a fenced perimeter. The rear garden also takes advantage of a southerly aspect. Additionally there is an allocated parking bay.

#### Leasehold

999 Year lease from 1st March 2012.

#### Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

Surface water: Very Low Risk

Rivers and the sea: Very Low Risk

#### Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

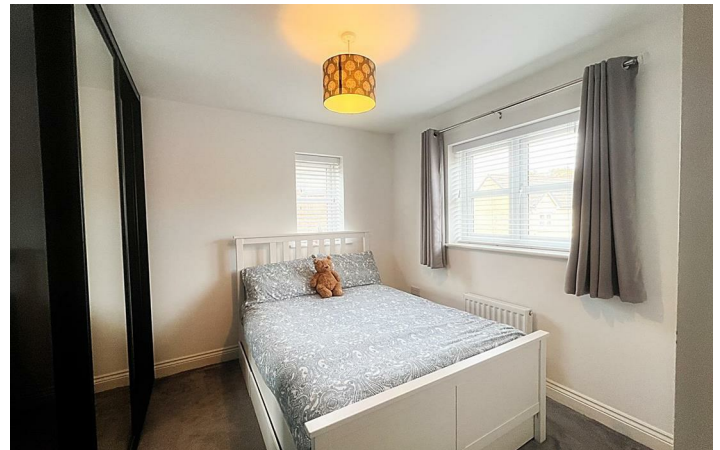
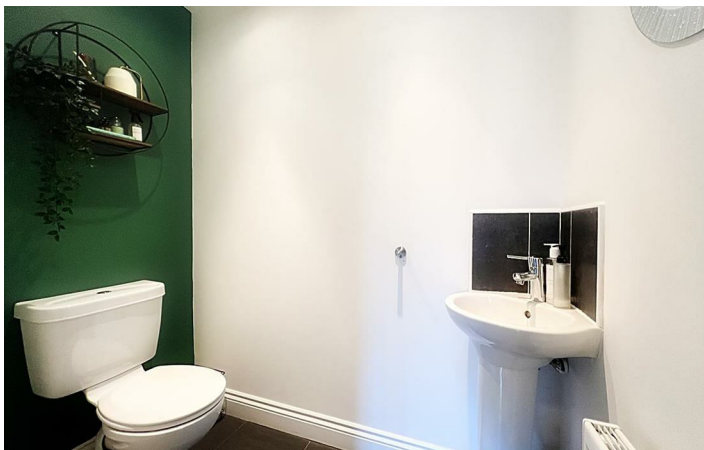
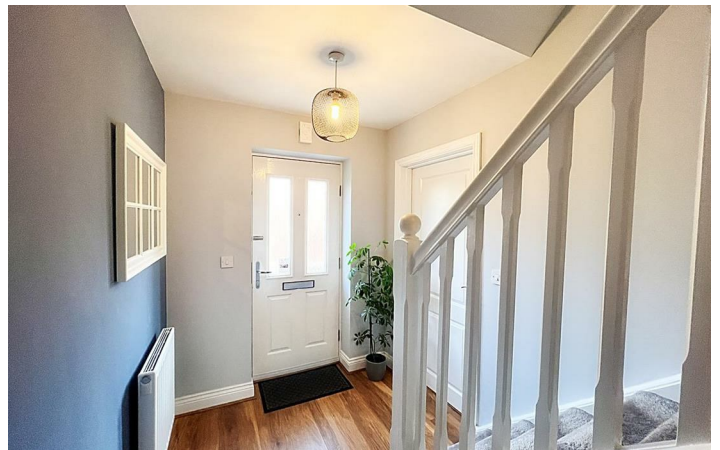
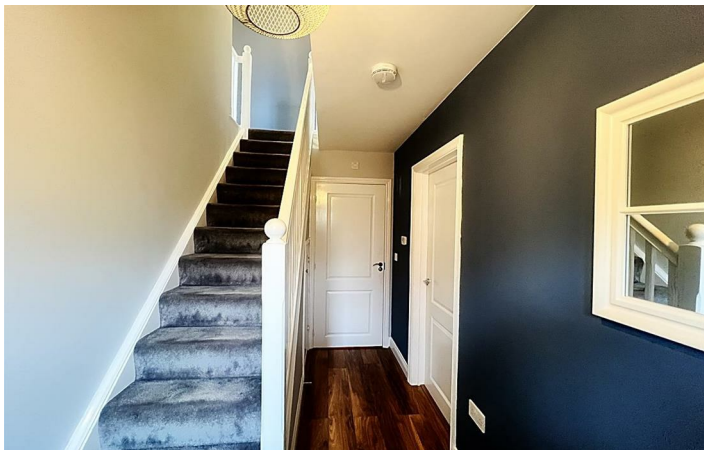
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Upload: 220 Mbps

Mobile: EE>Likely Three> Likely

02>Likely Vodafone>Likely







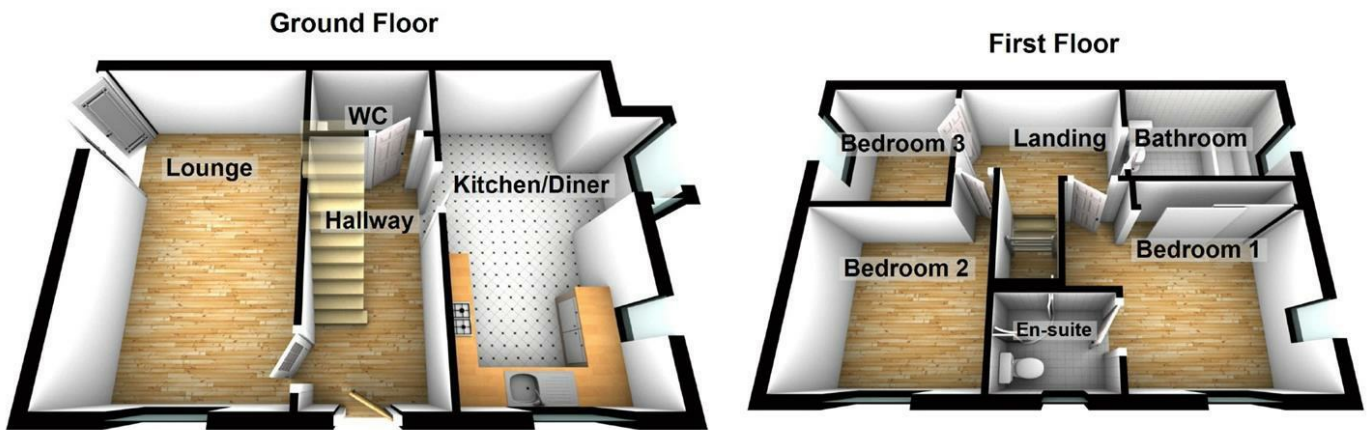








## Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	