



To buy

## 2 bed semi-detached house to buy in NE6

Palmerston Avenue, Walkergate ,  
Newcastle upon Tyne, Tyne and Wear,  
NE6 4RD

**£195,000** Offers Over

🏠 x2 🚗 x1 🚪 x2

Tenure

**Freehold**

Driveway & Garage parking

## Property features

- ✓ Two Bedrooms
- ✓ Semi-Detached House
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Offered with no onward chain is this two double bedroom semi detached house is ideally located close to good transport links, schools and local amenities.

The accommodation comprises; entrance hall with stairs to the first floor, lounge to the front with walk in bay window, dining room to the rear with French doors leading to the rear garden, utility room, kitchen with a good range of wall and base units built in gas hob and electric oven, stainless steel extractor hood, stainless steel one and a half sink with mixer tap, UPVC double glazed window to the rear and radiator. To the first floor there are two double bedrooms and bathroom/WC.

Externally to the front is a block paved driveway leading to an attached garage whilst to the rear is a lawned area, patio area and fenced boundaries.

The property benefits from gas central heating and double glazing.

Virtual tour available at link below:

<https://www.madesnappy.co.uk/tour/1ga1g324a>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: B

Tenure: Freehold

Price: Offers Over £195,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External



## Lounge/Diner

8.27m x 3.49m (27'1" x 11'5")

27ft lounge diner separated by an archway, UPVC double glazed bay window to the front and UPVC double glazed French doors to the rear, storage cupboard, feature fireplace and radiator.



## Lounge/Diner Additional image



## Kitchen

3.31m x 2.14m (10'10" x 7'0")

With a good range of wall and base units built in gas hob and electric oven, stainless steel extractor hood, stainless steel one and a half sink with mixer tap, UPVC double glazed window to the rear and radiator.



## Utility Room

2.88m x 2.19m (9'5" x 7'2")

A range of wall and base units, UPVC double glazed door to rear garden and UPVC double glazed window to the rear.



## First Floor Landing

With doors off to the bedrooms and bathroom/WC

## Bedroom One

4.57m x 3.63m (14'11" x 11'10")

UPVC double glazed bay window to the front, two fitted wardrobes, large storage cupboard and radiator.



## Bedroom Two

3.32m x 2.70m (10'10" x 8'10")

UPVC double glazed window to the rear and radiator.



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## Bathroom/WC

2.33m x 2.24m (7'7" x 7'4")

P shaped bath with shower over and glass screen, hand wash basin built into vanity unit, low level WC built into vanity unit, stainless steel heated towel rail and two UPVC double glazed windows.




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## Rear Garden

Private garden mainly laid to lawn with patio area and fenced boundary.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**134 High Street, Peterborough, Cambridgeshire, PE2 8DP, [www.mandairs.co.uk](http://www.mandairs.co.uk)**

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