

## 50 Appletree Gardens, Walkerville



### Offers over £275,950

This is a TRULY STUNNING three bedroom semi-detached house which has been EXTENDED to the ground floor, offering AMPLE LIVING SPACE. The current owners have done an excellent job of retaining its original character and charm with lots of PERIOD-STYLE FEATURES. The property is situated on the ever-popular Walkerville estate with easy access to shopping and leisure facilities, and there is also a METRO STATION close by.

To the ground floor, there is a welcoming hallway, STUDY ROOM, ideal if working from home, lounge and dining room, both of which have WOOD-BURNING STOVE FIRES. The dining room is open plan to the conservatory, there is a lovely BESPOKE KITCHEN, a larger than average utility room, and a DOWNSTAIRS WC. Upstairs the landing gives access to THREE DOUBLE BEDROOMS and a family bathroom. There is ample space for OFF STREET PARKING to the front and a lovely SOUTH FACING GARDEN to the rear, which includes a HOT TUB and a SUMMERHOUSE. Council tax band C. FREEHOLD. Energy rating C.

136/138 station road  
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## The Property Comprises

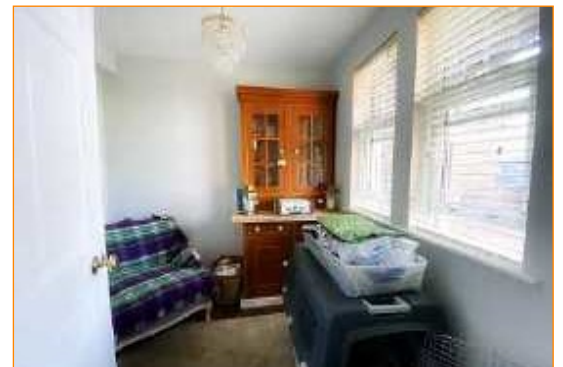
### Hallway

Double glazed composite entrance door with window to the side, tiling to floor, stairs to the first floor landing.



### Study

7'8" x 7'9" (2.33 x 2.37) Double glazed window, wood effect Karndean flooring.



### Lounge

14'7" x 12'5" (4.45 x 3.78) Double glazed bay window, fireplace with wood burning stove fire, picture rail, coving and rose to ceiling, radiator.



### Dining Room

14'8" x 12'4" (4.46 x 3.77) Inglenook fireplace with wood burning stove fire, picture rail, coving and rose to ceiling, Karndeane wood effect flooring, radiator, storage cupboard. Open plan to conservatory.



### Additional Image



### Conservatory

11'1" x 8'1" (3.39 x 2.46) Double glazed windows, Karndeane wood effect flooring, radiator and double glazed door leading out to the rear garden.



### Kitchen

20'0" x 7'5" (6.09 x 2.27) Fitted with a bespoke range of wall and base units with complimentary work surfaces over, Belfast style sink, integrated fridge. Storage cupboards, double glazed window, Karndeane wood effect flooring, double glazed door leading to the rear garden.



### Utility Room

12'0" x 10'0" (3.65 x 3.06) Fitted with an extensive range of units with work surfaces over, Belfast style sink, Karndeane wood effect flooring, radiator.



### WC

3'5" x 2'6" (1.05 x 0.75) High level WC and wash hand basin. Part tiled walls, Karndeane wood effect flooring.



### Landing

Access to bedrooms and bathroom.

### Bedroom 1

14'8" x 12'10" (4.48 x 3.92) Double glazed window, feature fireplace, strip wood flooring, coving and rose to ceiling, radiator.

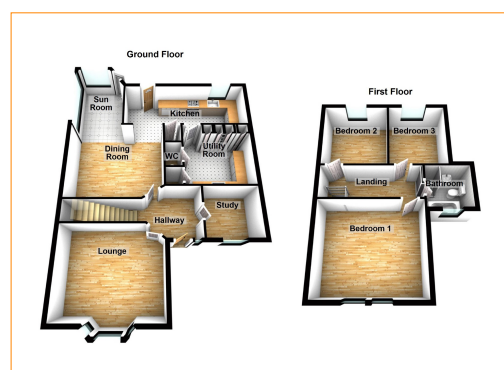


### Bedroom 2

9'9" x 9'7" (2.96 x 2.93) Double glazed window, radiator.



## FLOOR PLANS

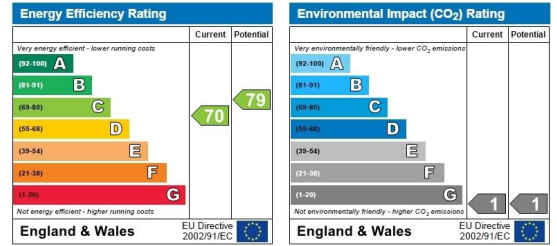


These plans are intended as a guide only, they are NOT TO SCALE. They are provided to give an overall impression of room layout and should not be taken as being scaled drawings.

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**ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT**



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To arrange a viewing, please call 0191 2953322 or e-mail us; info@next2buy.com

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N/B The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

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**VIEWING APPOINTMENT**

TIME .....

DAY/DATE .....

VENDORS NAME (S) .....

**QR CODE**







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