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**Fossway, Walker, Newcastle Upon Tyne**

**£ 134,950**

\* Semi Detached house \* Two Bedroom \*

\* Large Kitchen / Dining area \* Garage \*

\* Private Garden To Rear \* Driveway \*

\* Council Tax Band **A** \* Energy Rating **D** \*

Newcastle City Centre ... 2.9 Mile

Whitley Bay ... 8.2 Mile

Benfield School ... 0.7 Mile

Walkergate Community School ... 0.2 Mile

RVI Hospital ... 3.4 Mile

Fossway, Walker, Newcastle Upon Tyne

## LOUNGE

Living room to the front of the property with a large bay window, electric fire, radiator and socket points.



## DINING ROOM

Open planned dining room and kitchen, with sliding doors to the rear garden.



## KITCHEN

Open planned kitchen and dining room. There is a built in oven and hob and large storage cupboard.



## MASTER BEDROOM

Master bedroom to the front of the property. There is a large storage cupboard.



## BEDROOM 2

Smaller bedroom to the rear of the property, the windows are single glazed.



## OUTSIDE

Rear garden, accessible via the kitchen.



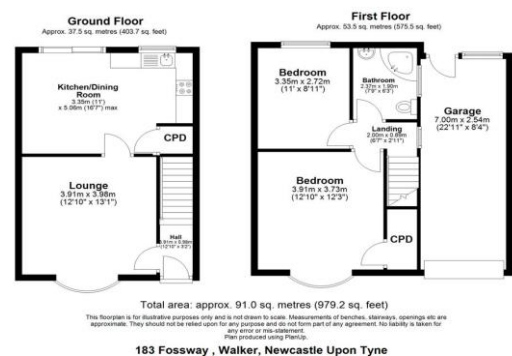
## BATHROOM

Bathroom is complete with a corner bath, low level hand basin and wc.



## FLOORPLAN

Floorplan



## EPC

EPC rating - D - full details upon request

|                                               |                                                       |                           |
|-----------------------------------------------|-------------------------------------------------------|---------------------------|
| 183 Fossway<br>NEWCASTLE UPON TYNE<br>NE6 4QX |                                                       | Energy rating<br><b>D</b> |
| Valid until<br><b>14 January 2036</b>         | Certificate number<br><b>2098-2311-1911-1821-8956</b> |                           |
| Property type                                 | Semi-detached house                                   |                           |
| Total floor area                              | 75 square metres                                      |                           |

AGENTS COMMENTS

The above details are believed to be correct but no warranty or representation is given or made as to their accuracy and they shall not form any part of any contract. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. Prospective purchasers are advised to check their accuracy as no liability or responsibility can be accepted by either this company or any member of staff in providing this information.