

12 Northmoor Road, Walkergate



Offers in the region of £164,950

**** NO ONWARD CHAIN INVOLVED **** SOUGHT AFTER LOCATION **** LOVELY REAR GARDEN WITH SOUTHERLY ASPECT **** UTILITY ROOM & DOWNSTAIRS WC **** GARAGE & ON SITE PARKING ****TWO RECEPTION ROOMS **** FREEHOLD **** UPDATING REQUIRED **** COUNCIL TAX BAND C **** ENERGY RATING D ****

Very nicely situated on Northmoor Road, is this three bedroom semi detached house. The property is very well placed for reach of local amenities, there are shops, schools and Walkergate Metro station all with close proximity. The home is being offered for sale with the benefit of no onward chain involved, and may appeal to a wide range of purchasers, including the growing family. To the ground floor there is an entrance lobby, hallway, lounge, dining room, kitchen, utility room and WC, whilst to the first floor there are three good sized bedrooms, bathroom and a separate WC. As well as double glazing and a gas central heating system, there is a garden to the front, on site parking and access to a single garage. To the rear of the property there is a good sized garden that takes advantage of a southerly aspect. This is a great property opportunity to purchase a lovely family home, to arrange a viewing, call next2buy on 0191 2953322.

136/138 station road
wallsend, NE28 8QT
www.next2buy.com
info@next2buy.com

tel: 0191 295 3322
fax: 0191 295 3344



The Property Comprises:

Entrance Lobby

Double glazed entrance door, half glazed door to hallway.

Hallway

Stairs to the first floor landing, cloaks cupboard, radiator.



Lounge

11'3" x 14'1" (3.44m x 4.29m) Feature fireplace with electric fire, double glazed bay window, coving and decorative panelling to ceiling, radiator.



Dining Room

13'4" x 13'8" (4.07m x 4.16m) Fireplace with electric fire, double glazed window, radiator.



Kitchen

9'5" x 6'6" (2.88m x 1.97m) Fitted with a range of wall and base units with work surfaces over, single drainer sink unit, part tiled walls, double glazed window, cupboard, radiator.

Utility Room

6'10" x 6'11" (2.08m x 2.12m) Double glazed window, radiator, double glazed external door to the rear garden.

WC

4'9" x 3'10" (1.44 x 1.17) Low level WC, wash hand basin, wall mounted electric heater.

Landing

Double glazed window, access to loft.

Bedroom One

13'9" x 11'8" (4.19m x 3.55m) Fireplace with tiled inset, picture rail, double glazed window, radiator.

Bedroom Two

11'0" x 12'10" (3.36m x 3.92m) Double glazed window, picture rail, radiator, cupboard.

Bedroom Three

9'10" x 8'6" (2.99m x 2.58m) Double glazed window, picture rail, radiator.

Bathroom

4'4" x 8'1" (1.31m x 2.47m) Comprising; bath with shower over, wash hand basin, part tiled walls, double glazed window, radiator, cupboard.

WC

2'9" x 4'6" (0.83m x 1.38m) Low level WC, part tiled walls, double glazed window.

External

Externally there is a garden to the front which is laid to lawn, together with space for on site parking and access to a single garage. To the rear there is a lovely south facing garden which is mostly laid to lawn, and storage shed.

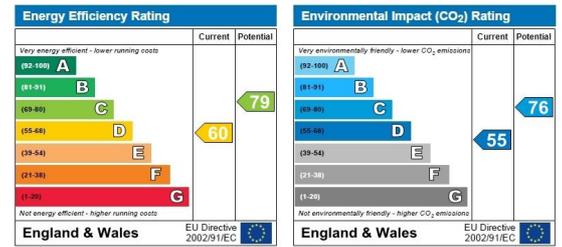


FLOOR PLANS



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.

ENERGY EFFICIENCY AND ENVIRONMENTAL IMPACT



VIEWING ARRANGEMENTS

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

Open Hours;
 Monday 9am - 6pm
 Tuesday 9am - 6pm
 Wednesday 9am - 6pm
 Thursday 9am - 6pm
 Friday 9am - 6pm
 Saturday 9am - 6pm

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.

VIEWING APPOINTMENT

TIME
 DAY/DATE
 VENDORS NAME (S)

QR CODE

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