

## 37 Selby Gardens, Walkergate



### Offers over £144,950

A STUNNING house! A lovely two bedroomed house in Selby Gardens with a WEST FACING GARDEN, driveway parking and a GARDEN ROOM at the rear will make a great buy, ready to move into and refurbished and presented to a very high standard. The house is FREEHOLD and for sale with NO ONWARD CHAIN.

Both bedrooms are FULLY FITTED and the shower room has been refitted in recent times. Downstairs there is an attractive living room with a bay window, a lovely breakfasting kitchen, a side utility area, and a garden room. The house has double glazing, throughout, gas central heating, and lovely gardens front and rear. There is a gated driveway for private parking.

Call next2buy Ltd to arrange a viewing - 0191 2953322.



## The Property Comprises

### Entrance Porch

3'8" x 4'5" (1.12 x 1.34) UPVc double glazed and with laminate flooring.

### Inner Lobby

With wooden flooring, decorative coving, and a radiator in a decorative cabinet.

### Living Room

13'3" + bay x 13'1" into alcoves (4.03 + bay x 4.00 into alcoves) UPVc double glazed bay window, radiator, in a decorative cabinet, coving, sandstone style fire surround with an electric fire, and wooden flooring.



### Breakfasting Kitchen

8'11" x 16'6" (2.71 x 5.03) UPVc double glazed window and french doors to the conservatory. Fitted with a comprehensive range of floor and wall units, counters and a Belfast sink, electric hob, extractor hood and double oven. There are further integrate appliances: fridge and dishwasher. There is coving to the ceiling, wooden flooring, and access at the side to a utility area.





### Cloakroom

Part tiled walls and fitted with a two piece suite.



### Garden Room

9'6" x 8'0" (2.90 x 2.44) A lovely room overlooking the rear garden, brick built and with several UPVc double glazed windows and french doors to the garden. There is a radiator, wooden flooring, and recessed lighting.



### Utility Area

20'10" x 5'2" average (6.34 x 1.58 average) With access front and rear, radiator, tiled flooring, and fitted with floor and wall units, sink and plumbed for washing machine.



### Stairs to First Floor

Landing with UPVc double glazed window, and decorative coving, leading to...



### Bedroom 1

10'3" x 11'9" (3.12 x 3.59) UPVc double glazed window, and radiator. Fully fitted with a range of bedroom furniture: wardrobes, cupboard, and drawers. In addition there is a built in cupboard (over the stairs) for further storage.



### Bedroom 2

12'0" x 8'6" into wardrobes (3.66 x 2.59 into wardrobes) UPVc double glazed window, and radiator. Fully fitted with bedroom furniture; wardrobes and a dressing table.





### Shower Room

8'0" x 7'7" (2.44 x 2.32) UPVc double glazed window, and a heated towel rail, tiled walls and flooring, recessed lighting, storage cupboard, and fitted with a white suite including a shower cubicle and vanity housing around the toilet and sink.

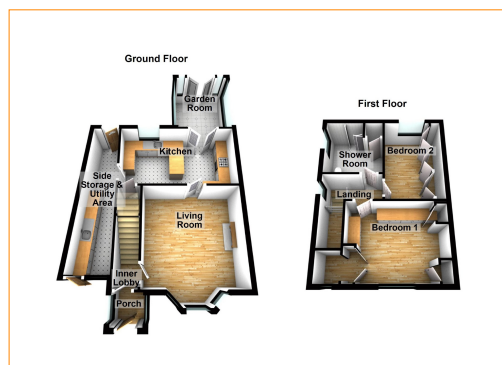


### Gardens & Parking

To the front, there is a gated and block paved driveway for private parking, and a lawned area. The rear has a particularly attractive garden, west facing, with a lawn, mature flower beds and a paved patio area.



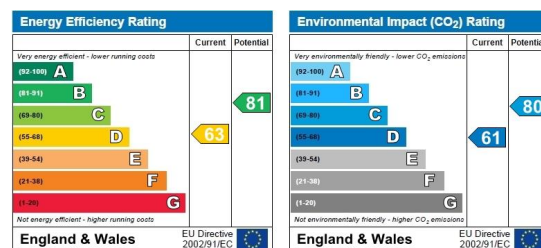
### FLOOR PLANS





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](mailto: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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136/138 station road  
wallsend. NE28 8QT

tel: 0191 295 3322