

## 3 Palmerston Avenue, Walkergate



**Price £140,000**

For sale with NO ONWARD CHAIN, this FREEHOLD house is very conveniently situated in Palmerston Avenue, Walkergate and offers very ATTRACTIVELY PRICED accommodation that will make a GREAT FAMILY HOME! Walkergate METRO station is a short walk away and there are OFSTED rated "Good" schools, less than 1/2 a mile away. Shopping, recreational facilities and Medical services are all at hand too.

The ground floor has two reception rooms and a kitchen and upstairs there are three GOOD SIZED bedrooms, a bathroom and a separate toilet. There is an ATTACHED GARAGE with DRIVEWAY parking on its approach, and gardens front and rear - the rear is SOUTH FACING.

Council tax band B, Energy Rating D. Call next2buy Ltd to arrange a viewing - 0191 2953322.

## The Property Comprises

### Entrance

UPVc door into a spacious Hallway - radiator, laminate flooring and an under stair storage cupboard.

### Living Room

10'5" x 13'7" (3.17 x 4.13) UPVc double glazed bay window, radiator, laminate flooring and a feature recessed fire place. Double doors to the Dining Room.



### Dining Room

11'5" x 10'6" (3.49 x 3.21) UPVc double glazed patio doors to the rear garden, radiator, laminate flooring and ope to the Kitchen.



### Kitchen

7'5" x 7'4" (2.27 x 2.23) UPVc double glazed window, part tiled walls and tiled flooring. Fitted with a range of floor and wall units, counters and sink, gas hob, extractor hood and an electric oven.



### Stairs to First Floor

Landing with a UPVc double glazed window, leading to...

### Bedroom 1

11'2" x 9'9" +wardrobes (3.40 x 2.96 + wardrobes) UPVc double glazed window, and radiator. Built in wardrobes in alcove spaces.



### Bedroom 2

10'10" x 9'8" +wardrobes (3.29 x 2.94 + wardrobes) UPVc double glazed window, and radiator. Built in wardrobes in alcove spaces.



### Bedroom 3

7'9" x 9'3" (2.37 x 2.82) UPVc double glazed window, and radiator.

### Bathroom

7'5" x 6'1" (2.27 x 1.86) UPVc double glazed window, and radiator. Part tiled walls and fitted with a two piece suite and a shower over the bath.



### Toilet

4'7" x 3'0" (1.39 x 0.92) UPVc double glazed window, tiled walls and a WC.

### Garage & Drive

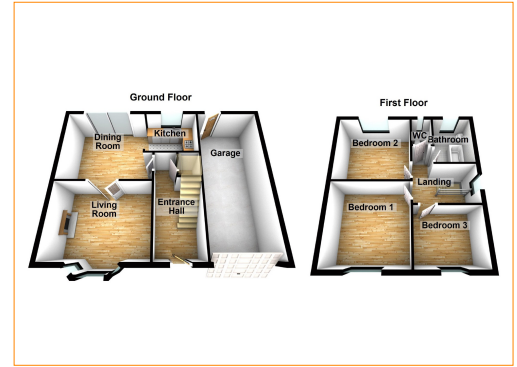
There is a good sized garage attached to the house with front and rear access, and a gated driveway on its approach.

### Gardens

There are gardens front and rear. The rear is south facing and laid mainly to lawn.

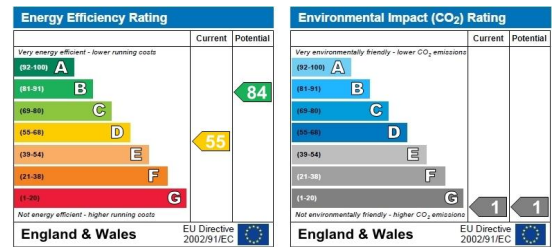


## FLOOR PLANS



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 - 4pm

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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