

## 5 Yewtree Gardens, Walkerville



### Offers over £179,950

We welcome to the market this TRADITIONAL STYLE three bedroom semi detached house which is situated on the highly sought after WALKERVILLE estate.

Ideally placed for reach of LOCAL AMENITIES there are bus services into Newcastle city centre, a nearby GOLF COURSE and Wallsend town centre where there are an abundance of shops, leisure facilities and GOOD SCHOOLS.

The property would make a great family home and in brief comprises; hallway, lounge, kitchen/diner, three bedrooms and a bathroom. Externally there are gardens to the front and rear, space for OFF STREET PARKING and a GARAGE. Council tax band B. FREEHOLD. Energy rating C.

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### The Property Comprises

#### Hallway

Entrance door with leaded glass windows, panelling to walls, stairs to the first floor landing, radiator.



#### Lounge

17'1" into bay x 11'10" (5.20 into bay x 3.61) Double glazed bay window, fireplace with living flame effect gas fire, strip wood flooring, radiator.



### Kitchen/Diner

17'3" x 9'8" (5.25 x 2.94) Fitted with wall and base units with work surfaces over, sink unit, tiled splashbacks. Double glazed windows, strip wood flooring, radiator and cupboard. Inner door leading to the garage.



### Landing

Leaded glass window, access to bedrooms and bathroom.

### Bedroom 1

11'5" + bay x 8'10" to robe (3.48 + bay x 2.7 to robe) Double glazed bay window, built-in wardrobes, radiator.



### Bedroom 2

11'10" x 11'1" (3.60 x 3.37) Double glazed window, radiator.



### Bedroom 3

7'5" x 7'1" (2.27 x 2.16) Double glazed window, radiator.



### Bathroom

7'8" x 7'4" (2.33 x 2.24) Fitted with a three piece suite comprising; bath with shower over, low level WC and wash hand basin. Part tiled walls, two single glazed windows, cupboard and radiator.

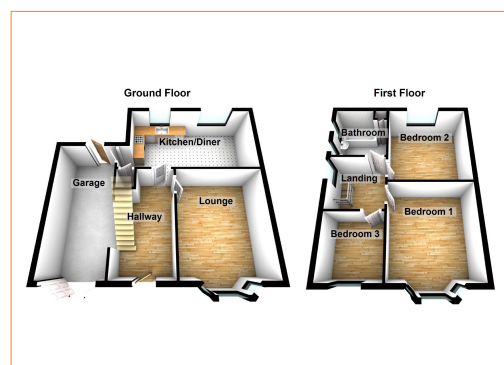


### External

Externally there is a garden to the front which is laid to lawn together with space for off street parking and access to the garage. The rear garden is mostly laid to lawn has planted beds and a fenced perimeter.



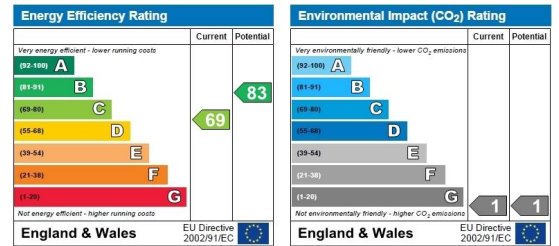
### FLOOR PLANS





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 - 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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