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1 Elgin Gardens, Walkerdene, Newcastle upon Tyne
£ 175,000

Available now with no onward chain, this beautiful 2 bedroom semi-detached family home in the sought after area of Walkerdene.

The property has a large private drive way to the front with a garage.

To the front of the property is the lounge (This could also be a bedroom) to the rear is the beautiful kitchen with access to the private rear garden and rear access to the garage. Just off the kitchen is a lounge/ dining room with a real coal fire for those winter nights in.

On the first floor you have 2 great sized bedrooms and a family bathroom as well as storage cupboards.

Approx.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.8 Mile

Walkergate Community School ... 0.8 Mile

Walker Riverside Academy ... 0.7 Mile

RVI Hospital ... 4.1 Mile

Council Tax Band - B

EPC - D - Full details upon request

1 Elgin Gardens, Walkerdene, Newcastle upon Tyne

ENTRANCE HALL

The entrance hall gives access to the lounge, stairs and dining room through to the kitchen and rear garden.

LOUNGE

This lounge is to the front of the property and has a big bay window. This could also be used as a third bedroom as is private from the other lounge and kitchen.

Radiators and socket points.



DINING ROOM

The dining room/ lounge is to the rear and off the kitchen this has a real coal fire, socket points and radiator. There is also a large storage cupboard.



KITCHEN

This warm welcoming kitchen has an integrated washer and dishwasher, also a built in oven and hob. There is an inset sink with mixer tap. The breakfast bar is the perfect spot to sit and relax whilst looking into the rear garden. Socket points and radiator with access to the garage.



KITCHEN 2

Kitchen



REAR VIEW

Private rear garden is accessible via french doors from the kitchen. There is lawn space as well as a patio area.



FIRST FLOOR

First floor gives access to the 2 bedrooms and family bathroom.



MASTER BEDROOM

The master bedroom to the front is spacious and includes a storage cupboard. It also benefits from the feature fireplace, socket points and radiator.



BEDROOM 2

The second double bedroom to the rear has spotlights, built in wardrobes, socket points and a radiator.



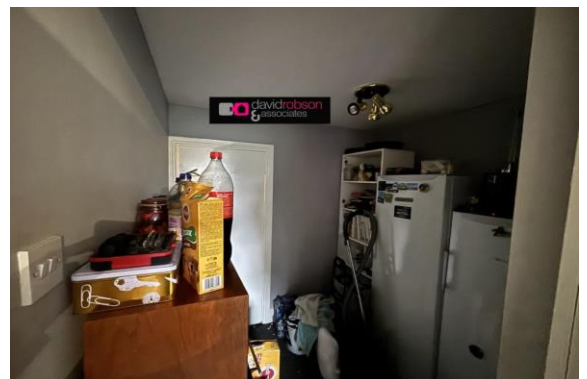
BATHROOM

The bathroom is complete with P shaped bath and overhead shower, there is also a vanity unit and low-level wc. A storage cupboard is perfect for putting away the everyday essentials.



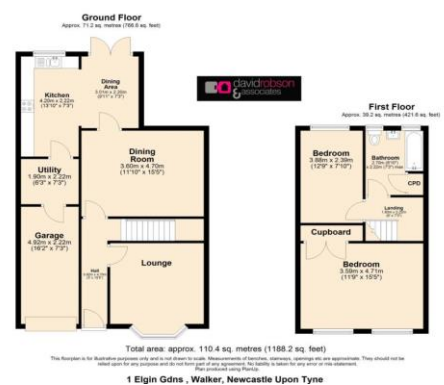
Miscellaneous

Large storage cupboard from the kitchen leading to the garage.



FLOORPLAN

Floorplan.



1 Elgin Gardens
NEWCASTLE UPON TYNE
NE6 4EJ

Energy rating

D

Valid until
10 November 2032

Certificate number
5232-0929-9209-0559-1296

Property type Semi-detached house

Total floor area 89 square metres

Garage

Garage has electricity and houses the boiler.



Tenure

David Robson and Associates have been advised by the vendor that this property is Freehold.

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.