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## 12 Walkergrove, Walker, Newcastle upon Tyne

**£ 112,500**

We are pleased to be asked to the market this 2 bedroom bungalow situated in the quiet area of Walkergate. Within walking distance of local schools and transport links.

The property comprises of an entrance hallway, leading to living room, kitchen, 2 bedrooms and bathroom.

A spacious living room with a large bay window, the perfect room for relaxation and entertainment. Moving into the kitchen, it's compact with a lot of storage space; there is also a built in oven and hob, with UPVC door leading to rear garden.

The master bedroom has a large window overlooking the rear. The second bedroom to the front of the property. The bathroom has a low-level toilet, hand basin and a stand-alone shower cubicle.

The price is for 75% ownership of the property, one of the eligibility requirements is that you are over 55. Please call the office for more details

Newcastle City Centre ... 3.4 Mile

Whitley Bay ... 7.8 Mile

Benfield School ... 0.9 Mile

Walkergate Community School ... 0.4 Mile

RVI Hospital ... 4.0 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.

12 Walkergrove, Walker, Newcastle upon Tyne

## LOUNGE

Lounge to the front has a large bay window and electric fire and surround.



## KITCHEN

Modernised kitchen with built in oven and hob.



## KITCHEN 2

Kitchen



## REAR VIEW

Rear garden with borders and lawn.



## MASTER BEDROOM

Master bedroom to the rear with radiator and socket points.



## BEDROOM 2

Second bedroom to the front with radiator and socket points.



## BATHROOM

Modern bathroom with stand alone shower cubicle, low-level toilet and hand basin.



## FLOORPLAN

Floorplan



Total area: approx. 81.8 sq. metres (880.4 sq. feet)  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of surfaces, staircases, openings etc. are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or omission.  
Plan produced using PlanUp

12 Walker Grove, Walker, Newcastle Upon Tyne

## EPC

EPC Rating - D - Full details upon request

12 Walker Grove  
NEWCASTLE UPON TYNE  
NE6 4YG

Energy rating

D

Valid until

22 June 2035

Certificate number

0200-3076-0222-4523-3653

Property type

Semi-detached bungalow

Total floor area

59 square metres

## 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.