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**Lysander Drive, Walker, Newcastle upon Tyne**

**£ 194,950**

**\*\* NEW \* NEW \* NEW \*\***

**\* 3 Bedroom \* Terraced House \***

**\* Modern Kitchen with Dining Room \***

**\* Double Glazed with Full Combi Boiler \***

**\* Council Tax Band - A \* EPC Rating - B \***

**Approx:**

Walkergate Community School ... 1.9 Mile

Walker Riverside Academy ... 1.1 Mile

Newcastle shopping park ... 2.3 Mile

Newcastle City Centre ... 3.5 Mile

RVI Hospital ... 5.1 Mile

Lysander Drive, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

Large entrance hall, with access to first floor, downstairs wc / utility and living / kitchen area.



### **LOUNGE**

Compact but spacious lounge to the front, with radiator and socket points.



### **DINING ROOM**

Dining Room which is open planned to the kitchen, with patio doors overlooking the rear garden.



### **KITCHEN**

High Gloss white kitchen units make the kitchen a bright and airy space. With intergrated fridge freezer and built in oven and hob, makes the perfect space to cook up family meals.

There is a lot of cupboards and drawers to store away the everyday essentials. The boiler is housed in a unit here, which was fitted approx 2/3 years ago.



### **UTILITY ROOM**

Utility room has storage space aswell as room for a tumble dryer. There is also a wc and hand basin.



### **FIRST FLOOR**

Access to 3 bedrooms, family bathroom and storage cupboard.



### **MASTER BEDROOM**

The master bedroom to the front has a built in wardrobe. This is big enough for a kingsize bed with room all around.



### **BEDROOM 2**

Bedroom two overlooks the rear and is of a good size.



### **BEDROOM 3**

The smallest bedroom is also a good size and could still fit a double bed in. This also overlooks the rear.



### **OUTSIDE**

The rear garden has recently been updated with grey paving slabs and astro turf.



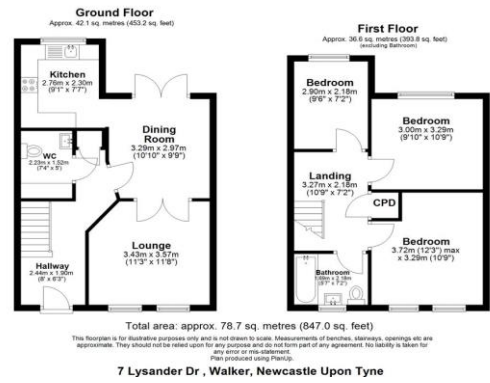
### **BATHROOM**

The modern style bathroom comes complete with bath and overhead waterfall shower, with foldable shower screen. There is also a wc and vanity unit making up this room.



### **FLOORPLAN**

Floorplan



## EPC

EPC - B

7 Lysander Drive NEWCASTLE UPON TYNE NE6 3UF		Energy rating <b>B</b>
Valid until <b>27 May 2036</b>	Certificate number <b>2929-8539-1444-2147-0682</b>	
<b>Property type</b>	Mid-terrace house	
<b>Total floor area</b>	86 square metres	

## Tenure

We believe the property to be 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.