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Southern Road, Walker, Newcastle upon Tyne

£ 179,950

* 3 Bedroom * End Terrace *

* Large Driveway *

* Freehold * Modern Kitchen *

* Council Tax Band - A * EPC Rating - D *

Approx:

Newcastle Shopping Park ... 1.6 Mile

Newcastle City Centre - 3.8 Mile

Central Walker Primary School ... 0.2 Mile

Walker Riverside Academy ... 1.6 Mile

RVI ... 4.4 Mile

Southern Road, Walker, Newcastle upon Tyne

ENTRANCE HALL

UPVC door with understairs cupboard. This gives access to the lounge area and the first floor.



LOUNGE

Spacious lounge situated at the front of the property, featuring a brand new front window that fills the room with a large amount of natural light.



DINING ROOM

Spacious and bright dining room featuring a large set of French doors that provide plenty of natural light and open directly onto the garden. The room offers generous floor space, neutral décor and a modern wall-mounted fireplace, creating a versatile and welcoming space for dining and entertaining.



KITCHEN

Modern, well-presented kitchen featuring a range of white fitted wall and base units, complemented by sleek grey worktops and partially tiled splashbacks. The kitchen benefits from a window providing plenty of natural light, with an integrated sink and mixer taps adding to the practicality. Grey-effect flooring completes the space, with a glazed rear door providing access to the outside.



REAR VIEW

Large rear garden with shed. There is also side access from the front.



FIRST FLOOR

First floor, with access to 3 bedrooms, toilet room and bathroom.



MASTER BEDROOM

Master bedroom to the rear, with built in sliding wardrobes.



BEDROOM 2

Second bedroom to the front of the property, with a storage cupboard for extra space.



BEDROOM 3

Third bedroom to the front of the property.



BATHROOM

Stand alone shower cubicle with glass side and waterfall shower. There is a towel rail radiator and vanity unit.



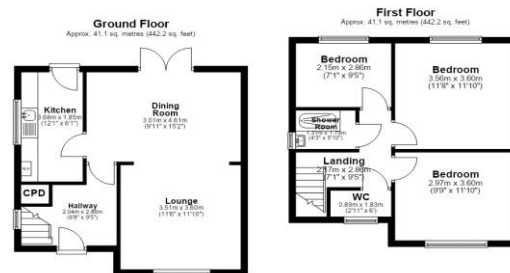
W.C.

Seperate toilet.



FLOORPLAN

Floorplan



Total area: approx. 82.2 sq. metres (884.5 sq. feet)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, electrical, 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 misstatement.
Plan produced using PlanUp.

22 Southern Road , Walker, Newcastle Upon Tyne

EPC

EPC - C

22 Southern Road NEWCASTLE UPON TYNE NE6 3EQ		Energy rating C
Valid until 7 September 2036		Certificate number 2425-8161-1642-1877-6197
Property type		End-terrace house
Total floor area		82 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.