



## Appletree Gardens Walkerville

- Extended Semi Detached house
- Three bedrooms
- Generous size rear garden
- Double Glazed
- Space for off street parking

**Offers over £ 300,000**



0191 281 6700  
51 St George's Terrace, Jesmond NE2 2SX

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[jesmond@rmsestateagents.co.uk](mailto:jesmond@rmsestateagents.co.uk)

# Appletree Gardens

## Walkerville

This is a beautifully presented semi detached house that has been extended to the ground floor providing ample living space. There is a lovely warm and welcoming feel to the home which has three reception rooms, an extended dining kitchen with French doors opening up onto a superb and very generous rear garden. On the ground floor, there is a reception hallway, lounge, dining room, dining kitchen and sun room. On the first floor, there are three good-sized bedrooms, the master has a good range of fitted bedroom furniture and there is a family bathroom. Externally there is a garden to the front together with space for off street parking, and a superb rear garden that is not overlooked from the rear.

### ENTRANCE HALL

Double glazed door and window to the front, wooding flooring, understairs cupboard, coving, dado rail, radiator, and staircase with spindle banister.

### LOUNGE – 3'10 x 14'6 into bay (1.17m x 4.42m)

Double glazed bay window to the front, coving, dado rail, radiator, two alcoves, wall lights, TV point, gas fire with period fire surround, open plan to dining room.

### DINING ROOM – 13'9 x 11'5 (4.19m x 3.48m)

Period style fire surround, radiator, coving, double glazed French doors leading to sun room, wall light points.

### SUN ROOM – 11'10 x 13'7 (3.61m x 4.15m)

Double radiator, TV point, wooden floor, double glazed French doors to rear, wall light points.

### KITCHEN/DINER – 24'02 x 9'5 narrowing to 8'3 (7.34m x 2.87 narrowing to 2.52m)

Range of wall and floor units, extractor hood, double oven, electric hob, integrated fridge/freezer and dishwasher, plumbing for auto washer, space for dryer, part tiled walls, tiled floor, radiator, understairs cupboard, open to sun room.

### BEDROOM 1 – 13'0 max x 13'2 (3.96m max x 4.01m)

Double glazed window to the rear, range of fitted bedroom furniture, radiator, coving to ceiling.

### BEDROOM 2 – 13'3 x 11'0 plus alcove (4.04m x 3.35m)

Double glazed window to the front, built in cupboard, radiator.

### BEDROOM 3 – 9'0 x 9'2 (2.74 x 2.79m)

Double glazed window to the front, radiator.

### BATHROOM –

Four piece white suite, pedestal wash basin, step in shower cubicle with mains fed shower, double ended bath, low level W.C, heated towel rail, tiled walls and floor, double glazed frosted window to the side.

### REAR GARDEN –

Fenced borders, garden shed, paved patio area, mainly lawned, flower, tree and shrub border.

### FRONT GARDEN –

Driveway, hedge boundary.

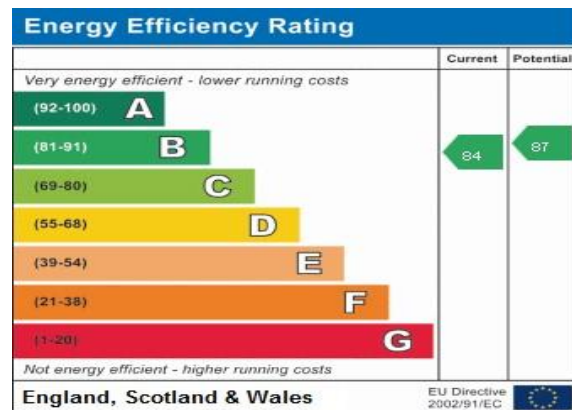
### TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**Council Tax Band: C**

**EPC Rating: B**

JR00004063/MJ/KC/12.10.23/V.3



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

