



Ennerdale Road | Walkergate | NE6

Offers in Excess of £200,000

A well-positioned neutrally decorated two-bedroom linked detached house in Walkergate, set on a large plot and well suited to first-time buyers and families.

RMS | Rook
Matthews
Sayer



Two Bedroom Linked Detached House

Freehold

Generous Plot Size

Two Double Bedrooms

Fenced Boundaries & Sliding Gated Access

EPC Rating C

Well Presented

Council Tax Band B

For any more information regarding the property please contact us today

ENTRANCE HALL:

Built in & understairs cupboard, and a double radiator.

LOUNGE: 15'0 x 13'11 (4.56m x 4.25m)

Double glazed window to the front, and a double radiator.

DINING KITCHEN 21'0 longest point x 13'8 longest point (6.40m longest point x 4.17m longest point)

Wall and base cupboards, work surfaces, single drainer sink unit, integrated fridge freezer, built in electric oven and hob with extractor hood, tiled floor, double radiator, double glazed bay window to the rear, and a combination boiler in utility area.

FIRST FLOOR LANDING AREA:

Double glazed frosted windows to the front and side, with access to roof space.

BEDROOM ONE (first floor): 14'10 into bay x 13'11 into coves (4.53m into bay x 4.24m into coves)

Double glazed bay window to the front, and a double radiator.

BEDROOM TWO (first floor): 11'1 x 12'3 (3.38m x 3.73m)

Double glazed window to the rear, with two built in cupboards and a double radiator.

BATHROOM/WC: 7'10 x 6'7 (2.38m x 2.09m)

White 3-piece suite comprising of a freestanding bath, wash hand basin, and low level WC, with a heated towel rail and double-glazed frosted window to the rear.

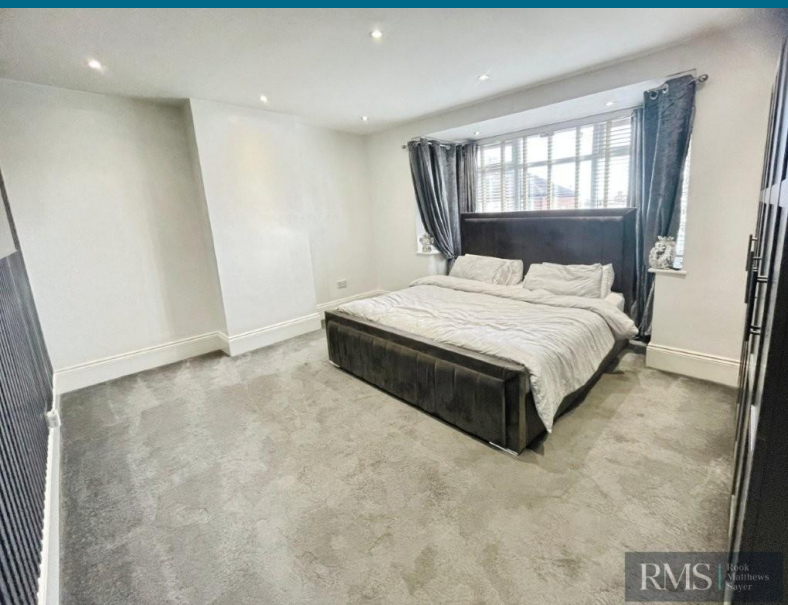
EXTERNALLY:

Mainly graveled front garden with a sliding gate leading to the driveway, lawn and graveled rear garden with fenced boundaries, and an attached garage with double timber doors, light and power points.

T: 0191 281 6700

jesmond@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Plus Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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: B

EPC RATING: C

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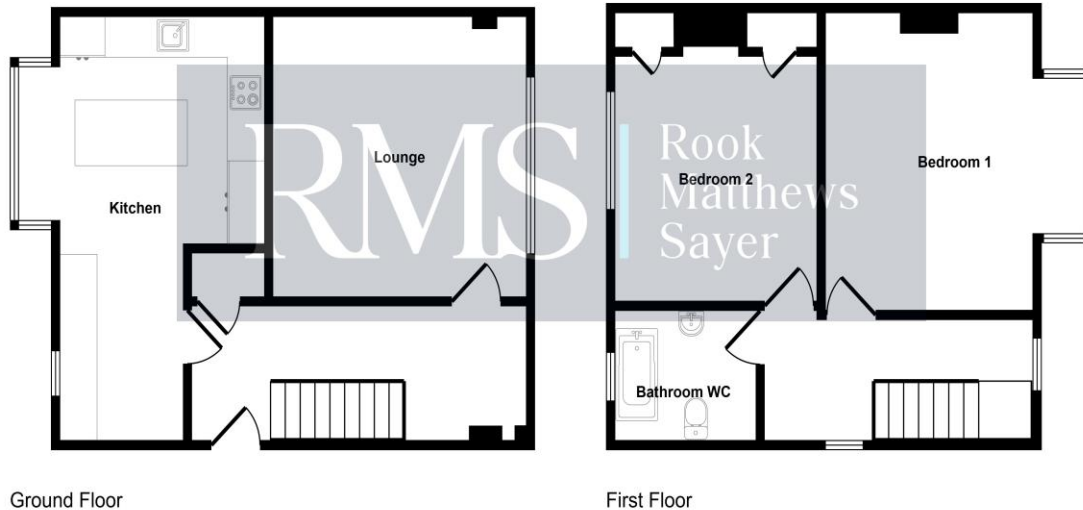


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.