





- Semi Detached Bungalow
- Two Double Bedrooms
- Two Reception Rooms
- Great Location
- Viewing Recommended
- Extended Property
- No Onward Chain
- Off Street Parking
- Council Tax Band \*B\*
- Call For More Information





This modern, double fronted, two-bedroom semi-detached bungalow is located on Laurel Crescent in Walkerville. The property offered for sale with the benefit of no onward chain, making it an ideal choice for those looking for a quick and hassle-free move.

Walkerville is a well-connected neighbourhood with good access to essential services and transport links. There are also parks and green spaces within easy reach, offering residents places to enjoy outdoor activities and a touch of nature. In terms of transport, the area benefits from nearby Metro stations, and excellent road links, providing convenient and quick access to Newcastle city centre and surrounding areas. In addition, historical landmarks, including Segedunum Roman Fort and Museum are located just a short distance away.

Internally the property features a welcoming entrance hallway, a spacious lounge with a bay window, dining room with dual aspect windows and double doors leading to the modern, extended kitchen with fitted shaker style units, integrated appliances, and French doors out to the rear. There are two bright and airy double bedrooms, the main with a bay window and bedroom two with French doors to the rear, and the contemporary shower room WC features contrasting décor and ample storage space in the vanity units. There is also gas central heating and double glazing throughout.

Externally there are beautifully kept, landscaped gardens to both the front and rear along with a driveway for off street parking and a generous shed for storage.

For more information and to book a viewing, please, call our Heaton branch on 0191 270 1122.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*B\*



### Ground Floor



Lounge 10'7" x 15'7" (3.23 x 4.76)

Kitchen 11'4" x 9'0" (3.46 x 2.76)

Dining Room 11'9" x 12'7" (3.60 x 3.85)

Bedroom One 10'7" x 8'2" (3.24 x 2.51)

Bedroom Two 14'2" x 11'5" (4.34 x 3.49)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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