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29 Northwood, Walkergate, Newcastle upon Tyne, NE6 4RY

- . A fantastic 3 bedroom semi-detached house
- . Large lounge
- . Kitchen and dining room
- . Bathroom/WC
- . Combi central heating
- . Drive on parking
- . Garden to rear with decking
- . EPC rating D
- . Early viewing recommended

£249,950

www.rbreen.co.uk

0191 265 9339

To the market we offer this fantastic 3 bedroom semi-detached house which benefits from new decor throughout, a large living room area, kitchen and dining room and a good size garden to rear. Early viewing is highly recommended.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, carpet flooring, double radiator, understairs cupboard, UPVC double glazed window to side.

LOUNGE 3.7m x 9m
Laminate flooring, UPVC bay window to front, UPVC bay window to rear, double radiator, single radiator, gas fire with marble hearth and timber surround, bayonet lighting.

KITCHEN/DINING ROOM 6.7m x 2.11 (x 3.5 to dining room)
Base and wall units in grey with speckled grey laminate worktops, black tiled splashbacks, gas cooker point, extractor hood, stainless steel sink unit, laminate flooring, extractor fan, double radiator, UPVC double glazed window to side, UPVC double glazed window to rear, UPVC door to side, double sockets x6, single sockets x2, bayonet lighting.

BEDROOMS

1) 3.8m x 2.8m
New grey carpet flooring, built in wardrobes, single radiator, UPVC double glazed window to front, bayonet lighting

2) 3.4m x 3.6m
New grey carpet flooring, single radiator, UPVC double glazed window to rear, bayonet lighting.

3) 2.4m x 2.6m
New grey carpet, single radiator, UPVC double glazed window to front, bayonet lighting.



BATHROOM/WC 2.3m x 2.2m
Panelled bath, low level WC, pedestal washbasin, electric shower over bath with shower curtain, cupboard housing combi boiler, extractor fan, lino flooring, single radiator, loft hatch.

HEATING Performa combi gas central heating boiler.

DOUBLE GLAZING UPVC double glazing throughout.

EXTERNAL Drive on parking to front, lawn and hedge. Lawn garden to rear with decking area, hedge, fence, patio area. patio area to side with storage.

TENURE Freehold.

ADDITIONAL

VIEWING By appointment with Ron Breen Estate Agents.





Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

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|--|---|---------------------------|
| 29, Northmoor Road NEWCASTLE UPON TYNE NE6 4RY | | Energy rating D |
| Valid until 15 May 2034 | Certificate number 5434-4025-0300-0475-8292 | |

Property type Semi-detached house

Total floor area 114 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

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. 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. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.rbreen.co.uk