





 3

 1

 2

- **Corner Plot**
- **Three Bedrooms**
- **Ideal Family Home**
- **No Upper Chain**
- **Garage with Inspection Pit**
- **Off Street Parking**
- **Generous Rear Yard**
- **Council Tax Band *B***
- **Viewing Recommended**
- **Call For More Information**





This well-presented and spacious three-bedroom semi-detached home occupies a generous corner plot on Palmerston Avenue in Walkergate. Offered for sale with the benefit of no upper chain, this attractive property boasts a range of desirable features and is ideal for families, couples, or investors alike.

The property is ideally located close to a wealth of local amenities including schools, shops, supermarkets, and leisure facilities. Excellent transport links are also nearby, with regular bus and Metro services providing easy access to Newcastle City Centre and beyond.

Internally, the home offers a welcoming entrance hall with storage area, and a bright and spacious lounge complete with a charming log burner, perfect for cosy evenings. The modern kitchen provides ample storage and workspace and there is a rear porch/utility area and bedroom three. Upstairs, there are two well-proportioned bedrooms, the main with an en suite shower, and there is a contemporary bathroom finished to a high standard, featuring a double ended bathtub. The property further benefits from gas central heating and double glazing throughout, ensuring warmth and efficiency all year round.



Externally, the home truly stands out with a detached double garage that includes an inspection pit - ideal for car enthusiasts or additional storage - as well as a private driveway providing ample off-street parking. Side access leads to a good-sized rear garden, offering plenty of outdoor space for relaxation or entertaining.

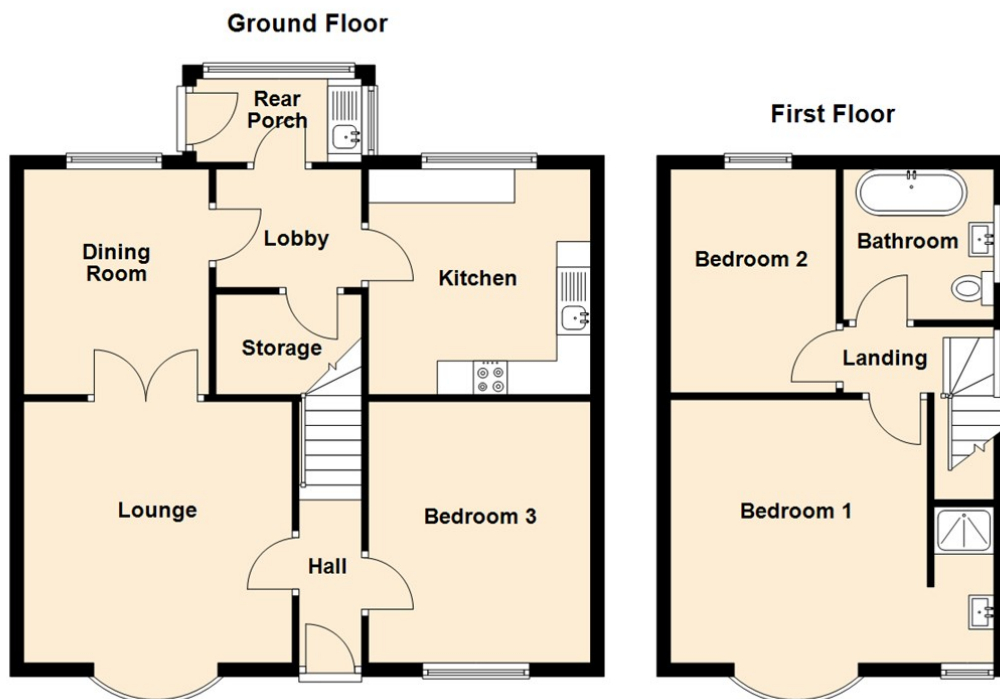
This is a fantastic opportunity to acquire a superb home in a popular and convenient location.

For more information or to arrange a viewing, please contact 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*.



Lounge 13'0" x 12'7" (3.97 x 3.85)


Kitchen 10'10" x 10'2" (3.31 x 3.12)

Dining Room 10'10" x 8'11" (3.31 x 2.74)

Bedroom One 12'7" x 12'3" (3.85 x 3.75)

Bedroom Two 10'11" x 8'8" (3.34 x 2.66)

Bedroom Three 13'6" x 9'11" (4.14 x 3.04)

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

The difference between house and home

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