


# SIGNATURE

## NORTH EAST

OFFICIALLY RATED THE NO.1 ESTATE AGENT IN THE NORTH EAST





 Wyedale Way, Newcastle Upon Tyne NE6 4UW



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**£165,000**

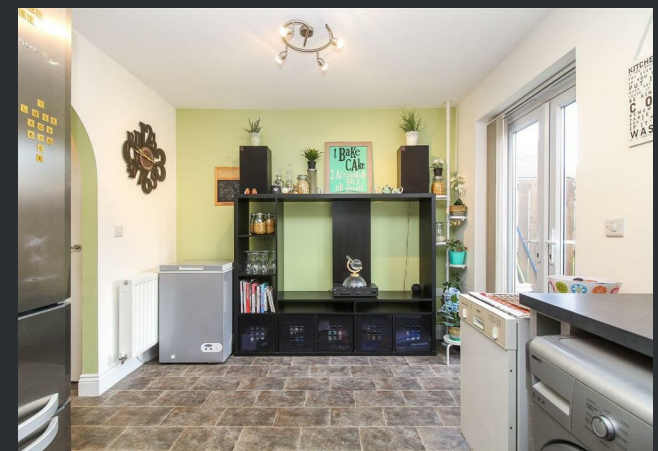
Signature North East is proud to welcome this well presented three bedroom home, positioned within the popular residential area of Walkergate.

As you walk through the door, you are greeted with a small entrance lobby with access to the spacious living room. Following through the living room, there is access to the open plan kitchen/dining area, with modern fitted units, an integrated oven/hob and space for an American style fridge/freezer. From here there are patio doors leading out to the rear garden. A downstairs WC completes this floor.

To the first floor of the property there are two of the three generously sized double bedrooms and the family bathroom.

The second floor is home to the master bedroom, with an en-suite shower room and fitted storage space. There is also additional storage space on the landing.

Externally there is allocated resident parking, along with visitor and on street. There is also a lawned garden to the rear.

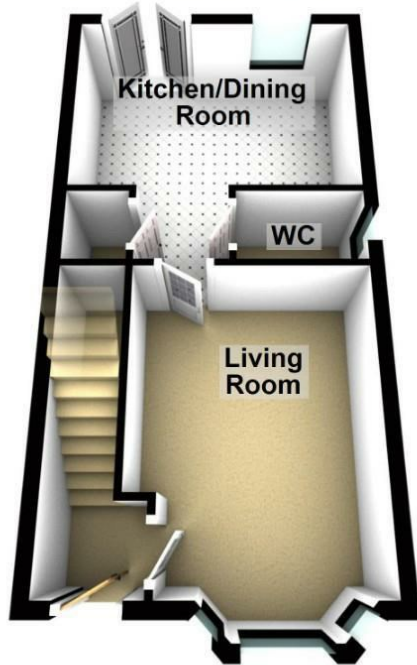


PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

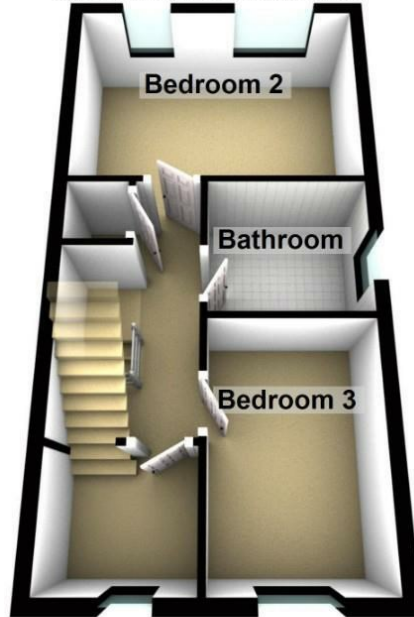
## Ground Floor

Approx. 34.3 sq. metres (369.1 sq. feet)



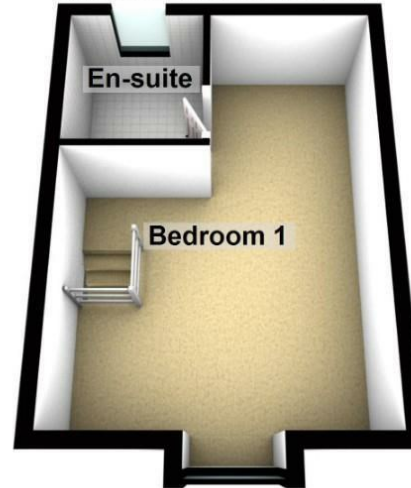
## First Floor

Approx. 34.0 sq. metres (366.2 sq. feet)



## Second Floor

Approx. 23.5 sq. metres (252.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.1 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
15'4" x 10'5"

Kitchen / Dining Room  
13'6" x 13'2"

WC  
5'10" x 3'4"

Bedroom One  
18'3" x 13'7"

Bedroom Two  
13'7" x 9'4"

Bedroom Three  
10'10" x 7'1"

Bathroom  
7'1" x 6'3"

En Suite  
6'3" x 5'7"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>84</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>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC











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