

David Robson & Associates Ltd

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## Midway, Walker, Newcastle upon Tyne

**£ 130,000**

\*\*\*New to the market - Midway - 3 bed terraced house situated in a popular area of Walker.\*\*\*

The living area is a generous size with 2 large windows allowing in all the natural light. To the rear is where the kitchen is located and where the boiler is situated and gives access to the large rear garden.

The property includes 3 good sized bedrooms and two of the bedrooms have fitted storage / wardrobes space.

The bathroom offers a large stand alone shower cubicle, wc and low level hand basin

Newcastle City Centre ... 3.7 Mile, Whitley Bay ... 8.6 Mile, Walkergate Community School ... 1.3 Mile, Walker Riverside Academy ... 1.4 Mile, RVI Hospital ... 4.2 Mile, ,

Council Tax Band - A,

EPC Rating -C Full details upon request.,

The property is Freehold

Midway, Walker, Newcastle upon Tyne

## LOUNGE

Large lounge area, with windows at either end which lets in lots of natural light, fire surround with electric fire (no longer works), radiators and socket points



## KITCHEN

Family kitchen with wall and base units, fitted sink with mixer tap, vinyl flooring and access to the rear garden



## REAR VIEW

Large rear garden with access from the kitchen and side access from the front of the property



## FIRST FLOOR

First floor landing which leads to all bedrooms and bathroom



## MASTER BEDROOM

The master bedroom is located to the rear of the property and includes built in storage / wardrobe, radiator and socket points



## BEDROOM 2

The second bedroom is located to the rear of the property and includes built in wardrobe and desk space, radiator and socket points



## BEDROOM 3

The smaller of the three rooms is located to the front of the property and includes built in storage / wardrobe space, radiator and socket points



## BATHROOM

Fully tiled walls, stand alone shower cubicle with glass screen, w.c, pedestal hand basin and towel radiator.



## FLOORPLAN

Floorplan for the property



## EPC

EPC Rating - C

Full report on request

## Energy performance certificate (EPC)

### Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- 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

### Share this certificate

70 Midway NEWCASTLE UPON TYNE NE6 3PB		Energy rating <b>C</b>
Valid until <b>29 October 2035</b>	Certificate number <b>2246-5116-9665-6148-1110</b>	
Property type	Mid-terrace house	
Total floor area	68 square metres	

## Tenure

David Robson and Associates have been advised by the vendor that the property is Freehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property

## AGENTS COMMENTS

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. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. 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.

## Miscellaneous

The property does have solar panels and the battery is located in the loft area, this does generate an income from EDF  
The boiler in the property is 2 years old  
All electrics when last tested were passed and are due to be tested in 2027