

David Robson & Associates Ltd

109 Scrogg Road

Walker

Newcastle upon Tyne

NE6 4HA

T. 0191 276 1995

F. 0191 240 6868

E. davidrobson\_propertymanagement@hotmail.co.uk

[www.drapropertyservices.co.uk](http://www.drapropertyservices.co.uk)



**Welbeck Road, Walker, Newcastle upon Tyne**

**£ 84,950**

**\*\* New to the market! \*\***

**\* 2 Bedroom \* Upper Flat\***

**\* Has the potential to be a 3 bedroom \***

**\* Double Glazed with Full Combi Boiler \***

**\* Council Tax Band - A \* EPC Rating - D \***

**Approx:**

Welbeck Academy ... 0.2 Mile

Walker Riverside Academy ... 1.5 Mile

Newcastle shopping park ... 0.5 Mile

Newcastle City Centre ... 1.9 Mile

Welbeck Road, Walker, Newcastle upon Tyne

## LOUNGE

Large lounge area with access to the kitchen, dining room and hallway. Large windows overlooking the rear allow in natural lighting.



## DINING ROOM

Dining room which could also be turned into a third bedroom if a wall was added. Window overlooking the rear lets in a lot of natural lighting.



## KITCHEN

Galley style kitchen from the lounge area. Glossy black units and bright white tiles give a modern effect.



## REAR VIEW

Rear yard with decking and astro turf.



## FIRST FLOOR

Hallway



## MASTER BEDROOM

Master bedroom to the front of the property.



## BEDROOM 2

Smaller bedroom also to the front of the property.



## OUTSIDE

Rear.



## BATHROOM

Bathroom is complete with bath and overhead shower and screen. There is also a wc, pedestal hand basin and towel rail radiator.



## FLOORPLAN

Floorplan.



## EPC

EPC Rating is a D

107, Welbeck Road NEWCASTLE UPON TYNE NE6 2HU		Energy rating <b>D</b>
Valid until <b>21 February 2027</b>	Certificate number <b>9000-0025-0029-5026-0233</b>	
<b>Property type</b>	Top-floor flat	
<b>Total floor area</b>	69 square metres	

## Tenure

We believe the property to be leasehold with approx 102 years remaining.

## 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.