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PAIR OF FLATS, Welbeck Road, Walker Newcastle upon Tyne

£ 130,000

**** PAIR OF FLATS ****

New to the market!

* Both properties to be sold together*

* A lower 2 bed flat with tenant in situ and a upper 3 bed which is empty*

The lower property currently achieves a rental amount of £550pcm

* Both properties are Freehold*

*Both properties are double Glazed with Full Combi Boilers *

* Council Tax Band - A * EPC Rating - D * For both properties

There are no internal photos of the lower as there are tenants in situ

Approx:

Welbeck Academy ... 0.2 Mile

Walker Riverside Academy ... 1.5 Mile

Newcastle shopping park ... 0.5 Mile

Newcastle City Centre ... 1.9 Mile

PAIR OF FLATS, Welbeck Road, Walker Newcastle upon Tyne

LOUNGE

Upper flat - Large lounge area with access to the kitchen



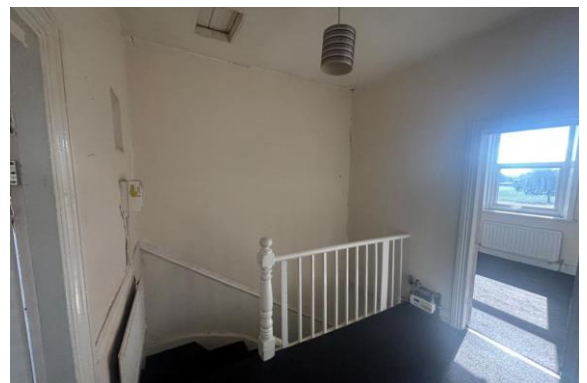
KITCHEN

Upper flat - Galley style kitchen with inset sink, radiator and where the combi boiler is situated. The kitchen also leads to the bathroom and rear yard.



FIRST FLOOR

Entrance hallway which leads to all rooms.



MASTER BEDROOM

Upper flat - Master bedroom to the front of the property with radiator, large windows and socket points



BEDROOM 2

Upper flat -The second bedroom is located to the rear of the property with radiator, large window and socket points



BEDROOM 3

Upper flat -Third bedroom to the front of the property with radiator, large window and socket points.



OUTSIDE

Large rear yard which is shared between both properties



BATHROOM

Upper flat - Bathroom is complete with bath, pedestal hand basin, WC and radiator with frosted window.



FLOORPLAN

Floor plans for both properties.



EPC

EPC Rating - D for upper flat

EPC Rating - D for lower flat

Energy performance certificate (EPC)

Certificate contents → Rating of the property → Energy saving advice → Breakdown of energy use and performance → How the effects of energy use on the environment can be reduced → Steps you could take to save energy → Details of the energy performance certificate → Other certificates for the property	Energy advice D	
	Valid until 6 May 2027	Certificate number 0340 2032 4030 0100 006
Share this certificate (i) Email	Property type Apartment	Total floor area 75 square metres

Tenure

We believe both properties to be Freehold

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.