

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



Walkerfield Court, Walker, Newcastle upon Tyne

£ 154,950

**** NEW * NEW * NEW ****

* 2 Bedroom * Semi Detached House *

* Modern Kitchen *

* Double Glazed with Full Combi Boiler *

* Council Tax Band - A * EPC Rating - B *

Approx:

Walkergate Community School ... 1.9 Mile

Walker Riverside Academy ... 1.1 Mile

Newcastle shopping park ... 2.3 Mile

Newcastle City Centre ... 3.5 Mile

RVI Hospital ... 5.1 Mile

Walkerfield Court, Walker, Newcastle upon Tyne

LOUNGE

Lounge with French doors to the garden.
Perfect for the summer time.
Radiator and sockets. Storage cupboard in lounge



KITCHEN

Kitchen to the front of the property. Integrated washer, dishwasher oven and hob and fridge freezer.



REAR VIEW

Private rear garden with Artificial grass and decking area.



MASTER BEDROOM

Master bedroom to the rear. Large pvc windows, plug socksts and radiator.



BEDROOM 2

Smaller bedroom to the front with large pvc windows, sockets and radiator. Storage cupboard inside.



BATHROOM

Bathroom upstairs with hand basin, WC and bath with plumbed shower.



W.C.

Seperate WC on the ground level.



EPC

Current EPC B full report availbe on request

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure

Property is Lease hold - Approx 114 years left

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.