

David Robson & Associates Ltd

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Welbeck Road, Walker, Newcastle upon Tyne

£ 84,950

* Upper Maisonette * Four Bedroom *

* Large living area *

* Private Yard To Rear * On Street Parking *

* Council Tax Band **A** * Energy Rating **E** *

Newcastle City Centre ... 3.15Mile

Whitley Bay ... 8.5 Mile

Benfield School ... 1.5 Mile

Walkergate Community School ... 0.8 Mile

RVI Hospital ... 4.2 Mile

Welbeck Road, Walker, Newcastle upon Tyne

LOUNGE

Lounge area gives access to the kitchen.



KITCHEN

Kitchen leading to the rear yard. Boiler is housed here as well as built in oven and hob.



MASTER BEDROOM

Master bedroom with radiator and socket points.



BEDROOM 2

Second bedroom with radiator and socket points.



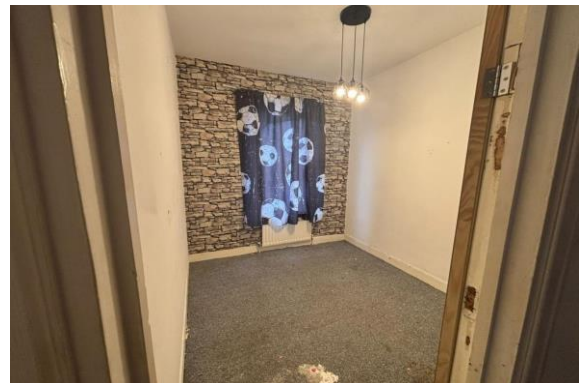
BEDROOM 3

Third bedroom with radiator and socket points.



BEDROOM 4

Fourth bedroom with radiator and socket points.



OUTSIDE

Rear yard.



BATHROOM

Bathroom with stand alone shower cubicle, claw foot bath, hand basin and wc.



W.C.

WC on the top floor.



EPC

EPC rating is a E.

663, Welbeck Road NEWCASTLE UPON TYNE NE6 4JL		Energy rating E
Valid until 21 March 2026	Certificate number 8202-3294-2629-5326-9763	
Property type	Top-floor flat	
Total floor area	140 square metres	

Tenure

David Robson and Associates have been advised by the vendor that the property is leasehold with approx 83 years left, 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.