

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)



## Norbury Grove, Walker, Newcastle upon Tyne

**\*\* BRAND NEW TO THE MARKET! \*\***

\* 3 Bedroom \* Large Corner Plot \*

\* Loft Space With Skylight \* Large Outhouse With Electric \*

\* Double Glazed with Full Combi Boiler \*

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

Approx:

Welbeck Academy ... 0.3 Mile

Benfield School ... 1.9 Mile

Newcastle shopping park ... 0.9 Mile

Newcastle City Centre ... 2.9 Mile

RVI Hospital ... 3.4 Mile

Norbury Grove, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

Entrance gives access to kitchen, living room and bathroom.



### **LOUNGE**

Lounge to the front of the property with large bay window. There is also 2 alcoves with wall lights and electric fire with surround. There is a large ceiling decorative feature and cornice to finish off the room.



### **KITCHEN**

Kitchen to the rear with spotlights in a cladded ceiling. There is plenty storage cupboards for the everyday necessities. The kitchen is complete with mixer tap and inset sink. It is plumbed for washer and has a gas point.



### **KITCHEN 2**

Kitchen



## FIRST FLOOR

First floor to all 3 bedrooms.



## LOFT

Fully boarded loft with skylight and spotlights.  
There is also sockets and storage cupboards.



## MASTER BEDROOM

The master bedroom has built in sliding mirror door wardrobe with spotlights.



## BEDROOM 2

Bedroom two overlooks the rear garden and has a pull down ladder to give access to the boarded loft.  
There is also built in mirrored wardrobes.



### **BEDROOM 3**

Bedroom three had a built in mirrored wardrobe.



### **OUTSIDE**

Rear garden which is full patio with a feature in the centre. There is a decking area to the side, perfect to put up the garden furniture. To the back there is a outhouse, which is fully electric, perfect for hosting family / friend nights. You also have side access to the front.



### **BATHROOM**

Fully tiled bathroom with low level wc, hand basin and bath with overhead shower.



### **FLOORPLAN**

Floorplan



Total area: approx. 80.5 sq. metres (866.6 sq. feet)  
This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of balconies, staircases, landings etc are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement. Plans produced using PlotSite.

2 Norbury Grove, Newcastle Upon Tyne

**EPC**

EPC Rating D

2 Norbury Grove NEWCASTLE UPON TYNE NE6 2TA		Energy rating <b>D</b>
Valid until <b>17 May 2036</b>	Certificate number <b>2811-9118-5150-1961-2711</b>	
Property type	Semi-detached house	
Total floor area	75 square metres	

**CONSERVATORY**

Conservatory to the rear with patio doors leading to the rear garden.



**Tenure**

We believe the property 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.