

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



Middle Street, Walker, Newcastle upon Tyne

£ 78,000

Don't miss the opportunity to purchase this well-presented two-bedroom ground floor flat, ideally situated on Middle Street, Walker.

An excellent investment opportunity, the property has the potential to achieve a rental income of approximately **£650 per calendar month**. It would also make an ideal purchase for first-time buyers looking to take their first step onto the property ladder.

The property features a bright and spacious new contemporary bathroom finished to a high standard.

Externally, the property benefits from an electric vehicle (EV) charging point, providing a convenient and future-proof feature for electric car owners.

Newcastle City Centre ... 2.9 Mile

Whitley Bay ... 7.3 Mile

Walker Riverside Academy ... 0.7 Mile

Walkergate Community School ... 0.8 Mile

RVI Hospital ... 3.3 Mile

Council Tax Band - A

EPC Rating - C

Middle Street, Walker, Newcastle upon Tyne

ENTRANCE HALL

The entrance hall gives access to all rooms and a large storage cupboard.



LOUNGE

Large spacious lounge overlooking the rear drive. With radiator and socket points.



KITCHEN

A compact yet practical kitchen fitted with a built-in oven and hob. A UPVC door provides direct access to the rear driveway.



MASTER BEDROOM

Large master bedroom to the front of the property. With socket points and radiator.



BEDROOM 2

Small bedroom to the rear, this used to be a bathroom so still has access for a waste pipe.



OUTSIDE

The rear yard creates a perfect driveway. There is also a EV charger.



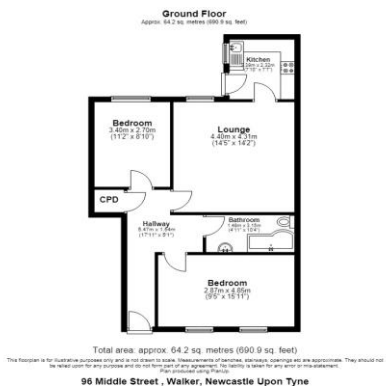
BATHROOM

Recently modernised bathroom, with waterfall shower and high gloss white units.



FLOORPLAN

Floorplan



EPC

EPC rating - C - Full details upon request

96 Middle Street NEWCASTLE UPON TYNE NE6 4DB		Energy rating 
Valid until	Certificate number	
2 August 2036	2112-3259-5986-1931-1011	
Property type	Ground-floor flat	
Total floor area	66 square metres	

Tenure

The property in leasehold with approx 101 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.