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£ 149,950

43 Selby Gardens, Walkerville, Newcastle upon Tyne

Selby Gardens is now on the market!

This 3 bedroom semi-detached would make the perfect family home; it's in a quiet residential area of Walkerville.

Upon arriving you are greeted by the entrance hall, which gives access to the living room and the stairs. The living room is a very spacious room to the front of the property complete with a dado rail and cornice to give the finishing touches. Following on from the living room we be the dining area at the rear; perfect space for a sit down family meal or hosting for friends and family. This gives access to the kitchen; a small area with potential to extend and make bigger. There is storage space for the everyday necessities. The door to the right of the kitchen leads into a utility room / garage. They give access to the front via a garage door and the rear via a wooden door. The utility room has shelving and is plumbed for an automatic washing machine. To the rear of the property there is a private garden with a small shed.

Moving to the first floor we have 3 spacious bedrooms, a bathroom and a separate toilet. The master bedroom is to the front of the property with a built in wardrobe for storage. The second bedroom is also to the front of the bedroom and contains built in wardrobes. The last bedroom is to the rear of the property. The bathroom contains a large shower cubicle and a hands basin; it has cladding all around. The separate WC has tiled floors and walls as well as the low-level WC.

Newcastle City Centre ... 3.5 Mile

Whitley Bay ... 8.4 Mile

Benfield School ... 0.7 Mile

Walkergate Community School... 0.5 Mile

RVI Hospital ... 4.2 Mile

Council Tax Band - B

EPC Rating - C - Full details upon request.

43 Selby Gardens, Walkerville, Newcastle upon Tyne

ENTRANCE HALL 3.12m x 0.97m (10' 3'' x 3' 2'')

The hall is fully carpeted with a wooden front door.



DINING ROOM 2.72m x 1.83m (8' 11'' x 6' 0'')

There is socket and phone points within the dining room, with a sliding door giving access to the kitchen.



LIVING ROOM 4.04m x 3.99m (13' 3'' x 13' 1'')

The living room is fully carpeted. Socket and tv points, radiator. The dado rail and cornice complete the room.



KITCHEN 2.92m x 2.24m (9' 7'' x 7' 4'')

Vinyl flooring throughout with part tiled walls and base units. Round edge work tops with an inset sink. There is gas, electric and socket points.



FIRST FLOOR 1.73m x 2.34m (5' 8'' x 7' 8'')

The first floor landing gives access to the 3 bedrooms and bathroom.



MASTER BEDROOM 4.04m x 3.38m (13' 3'' x 11' 1'')

Bedroom one is situated to the front of the property. It has carpet, built in wardrobes, radiator and socket points.



BEDROOM 2 6.45m x 1.85m (21' 2'' x 6' 1'')

Bedroom two is at the front of the property. It has carpet, built in wardrobes, radiator and socket points.



BEDROOM 3 3.58m x 2.62m (11' 9'' x 8' 7'')

Bedroom three is to the rear of the property. It has carpet, radiator and socket points.



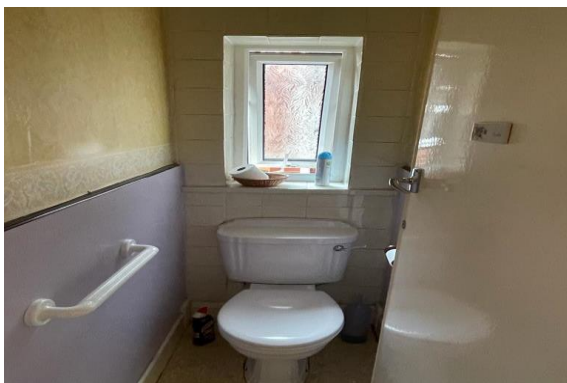
BATHROOM 2.24m x 1.58m (7' 4'' x 5' 2'')

The bathroom has carpet and cladding. There is a pedestal hand basin as well as a stand alone shower and radiator.



W.C. 1.4m x 0.66m (4' 7'' x 2' 2'')

The separate wc has vinyl flooring and part tiled walls as well as a low-level toilet.



FLOORPLAN

Attached floor plans for 43 Selby Gardens



Total area: approx. 90.4 sq. metres (973.4 sq. feet)
43 Selby Gdns, Walker, Newcastle upon Tyne

EPC

EPC Rating - C Full report on request

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

43 Sibley Gardens NEWCASTLE UPON TYNE NE5 4YA		Energy rating C
Valid until 13 April 2033	Certificate number 7707-6924-0010-5382-0292	

Property type end terrace house

Total floor area 76 square metres

Garage

The garage comes in two separate parts. Part one has shelving and a wooden door leading to the rear garden. The second part is plumbed for a washer and has shelving.



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.