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£ 169,950

46 Station Road, Walker, Newcastle upon Tyne

David Robson & Associates are very excited to bring to the market this three bedroom house in Walker, Newcastle upon Tyne. This estate is only around 12 years old so relatively new which is apparent from the condition of the inside and outside of the properties.

This home is certainly not one to be missed and viewing definitely is recommended.

This property comprises of a lower WC. This leads to the large lounge and then through to the really modern kitchen with fitted appliances.

The property has 3 good size bedrooms and a bathroom / WC with fitted shower.

There is a private rear garden and a parking space at the side of the property.

The property is perfectly located for local schools, shopping and commuting to and from Newcastle City Centre.

This property is vacant possession and has no onward chain.

Council Tax Band - A
EPC rating - B

46 Station Road, Walker, Newcastle upon Tyne

ENTRANCE HALL 1.6m x 1.04m (5' 3'' x 3' 5'')

Laminate flooring, radiator, socket points, upvc front door and a WC.



LOUNGE 4.5m x 4.47m (14' 9'' x 14' 8'')

The lounge is situated in the centre of the property. It benefits from having a storage cupboard socket points, radiator and tv point.



KITCHEN 4.47m x 2.62m (14' 8'' x 8' 7'')

A modern kitchen which is fitted with cupboards and worktops, tiled walls and vinyl floor, mixer taps, built in oven and hob, socket points, and double doors which lead to the back garden.



FIRST FLOOR 2.87m x 2.92m (9' 5'' x 9' 7'')

Fully carpeted landing which leads to bedrooms and bathroom



MASTER BEDROOM 3.51m x 2.52m (11' 6'' x 8' 3'')

Large bedroom to the front of the property, complete with socket points and radiator.



BEDROOM 2 2.74m x 1.88m (9' 0'' x 6' 2'')

Good sized bedroom to the front of the property, with socket points and radiator.



BEDROOM 3 2.49m x 3.43m (8' 2'' x 11' 3'')

Bedroom to the rear of the property with radiator, socket and tv points.



BATHROOM 1.75m x 1.85m (5' 9'' x 6' 1'')

Bathroom is part tiled with vinyl, there is a bath with a overhead shower, a low-level toilet, pedestal hand basin and radiator.



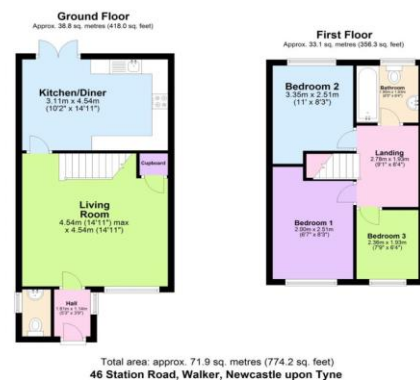
W.C. 1.6m x 1.17m (5' 3'' x 3' 10'')

Laminate flooring, wc and hand basin.



FLOORPLAN

Attached floor plans for 46 Station Road



EPC

EPC Rating - B Full report on request

Energy performance certificate (EPC)

Certificate contents	
<ul style="list-style-type: none"> 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 	
<p>46, Station Road Walker NEWCASTLE UPON TYNE NE6 3UQ</p>	
<p>Energy rating B</p>	
Valid until	Certificate number
3 December 2024	0648-2316-7392-3804-6984
Property type	Semi-detached house
Total floor area	72 square metres

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.