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## 52 Dunmorlie Street, Walker, Newcastle upon Tyne

**£ 135,000**

Situated on Dunmorlie Street, this 4 / 5 bedroom semi-detached house would make for the ideal family home.

The first floor consists of a spacious living room, a family sized dining room, a small compact kitchen and small bedroom. The living room is the first door to the right from the entrance hall this large room would make ideal for a family room, great to spend the evenings relaxing watching all your favourite programmes. The large window to the front allows in a lot of natural light. The second room on the right of the entrance is the dining room. Great room for hosting diner parties or a nice quiet family meal. The kitchen is accessed via the dining room; is a galley style kitchen which gives you access to the rear garden via a wooden door. The small bedroom is at the end of the entrance hall, this would make a great small office / study room.

The rear garden is very private as it has a 6ft large fence all around. You can get to the garden via a side access; the large patio space would make perfect for some lovely garden furniture to kick up and relax through the summer.

On the first floor there is 4 doors giving entry to 4 bedrooms. The largest bedroom is the only room which gives access to the bathroom. This room could be used for a reception area or another family type room. The master bedroom is to the front of the property, this spacious room is well light via a large window overlooking the neighbourhood. The second bedroom is to the rear of the property, it's small and compact but plenty of space for a single room. The last bedroom is to the front of the property, again this is small and compact but still plenty space for a single room. The family bathroom is actually a wet room, there is a walk in shower, toilet and a hand basin.

Newcastle City Centre ... 2.8 Mile

Whitley Bay ... 9.4 Mile

Walker Riverside Academy ... 1.7 Mile

Welbeck Academy... 0.2 Mile

RVI Hospital ... 3.5 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.

52 Dunmorlie Street, Walker, Newcastle upon Tyne

### **DINING ROOM**

Dining room to the rear of the property, spacious area for a family meal.



### **LIVING ROOM**

Large lounge which is very spacious with great natural light. Socket points and Radiators



### **KITCHEN**

There is access to the rear garden via a wooden door, inset sink, cooker point and socket points.



### **MASTER BEDROOM**

Large front Bedroom with window, Radiator and socket points.



## BEDROOM 2

Large rear bedroom with main bathroom (wet room) access. Window, radiator and socket points.



## BEDROOM 3

Small rear bedroom with window, Radiator and socket points.



## BEDROOM 4

Small front bedroom with window, Radiator and socket points



## BEDROOM 5

Small rear bedroom with window, Radiator and socket points.



## OUTSIDE

Private rear garden with large conifers, patio area and side access.



## BATHROOM

Wet room, WC, basin, radiator and walk in shower.



## EPC

EPC Rating - 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

S2, Dunmottle Street NEWCASTLE UPON TYNE NE6 2JL		Energy rating <b>D</b>
Valid until 27 September 2026	Certificate number 8686-7421-4720-4783-9926	
Property type	end-terrace house	
Total floor area	123 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.

