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£ 115,000

18 Wigmore Avenue, Walker, Newcastle upon Tyne

We are delighted to bring to the market this beautiful 2 bedroom terraced house.

On the ground floor of this property there is 2 living areas and a kitchen.

The first living area is to the front of the property. This would make for a great family room to relax and kick your feet up. The second living area to the rear has patio door access to the rear garden, which lets in a lot of natural light. The rear garden is a fantastic size! This would be great for family time or entertaining. There is a lawn and concrete patio area; perfect for a BBQ on those hot summer nights. Following on from the second living room we have a modern style kitchen with a fitted electric cooker and hob, excellent for when cooking up a storm. The glossy white cupboards make good use to store away all the utensils.

On the first floor there is loft access and doors leading to the 2 spacious bedrooms as well as a modern bathroom.

The master bedroom has 3 large storage cupboards. One of which house the boiler. The bathroom has a freestanding bath as well as a shower cubicle, for the quick showers.

Newcastle City Centre ... 3.1 Mile

Whitley Bay ... 9.6 Mile

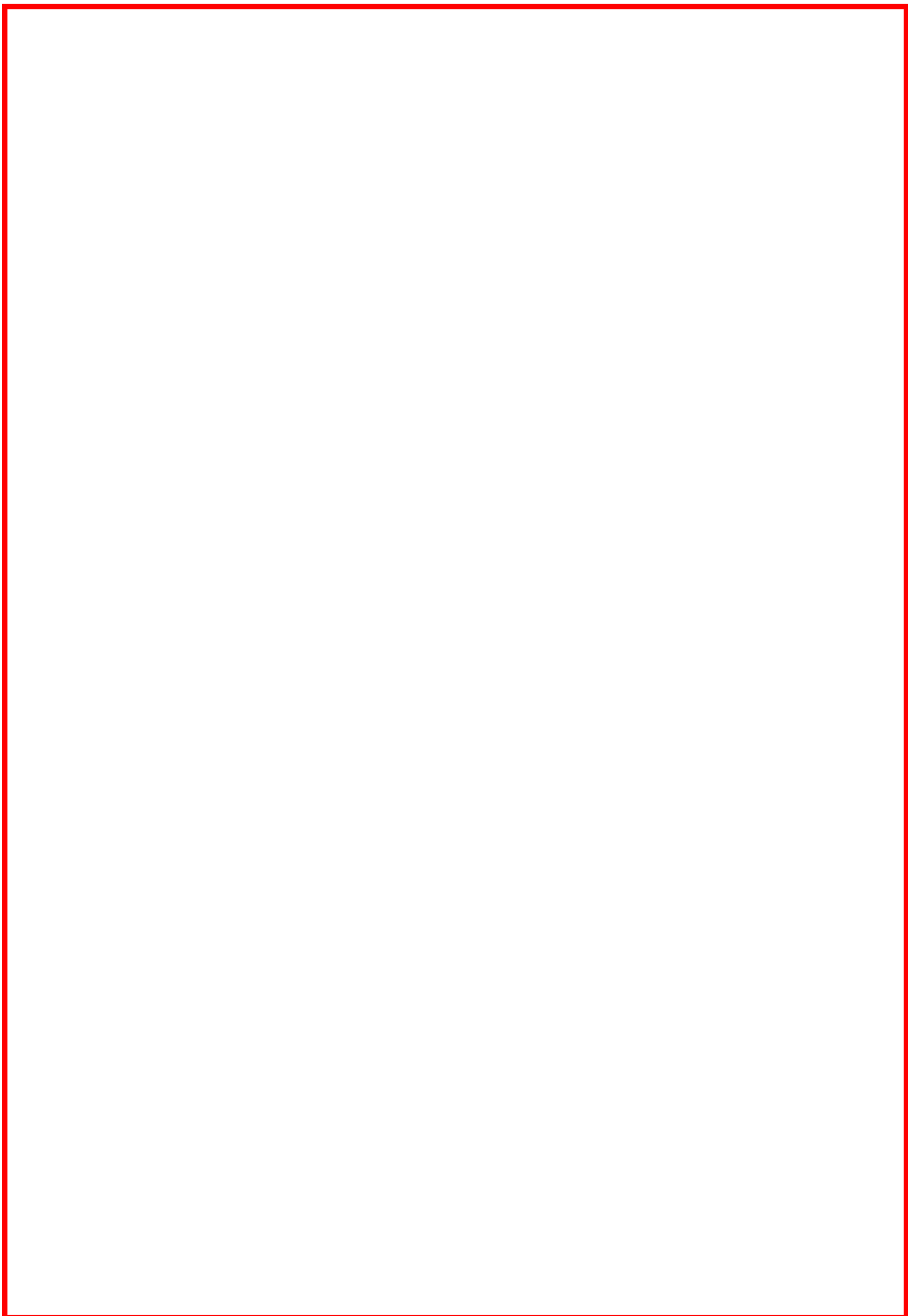
Benfield School ... 1.9 Mile

Welbeck Academy ... 0.6 Mile

RVI Hospital ... 3.8 Mile

Council Tax Band - A

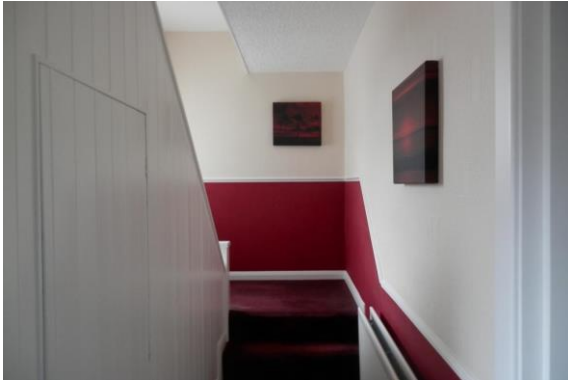
EPC Rating - D - Full details upon request.



18 Wigmore Avenue, Walker, Newcastle upon Tyne

ENTRANCE HALL 3.96m x 1.37m (13' 0'' x 4' 6'')

Upon entry through a UPVC door you have a hall, which is carpeted throughout. There is storage space via a downstairs cupboard.



LOUNGE 4.27m x 2.26m (14' 0'' x 7' 5'')

The second living room is to the rear of the property, with modern decoration and patio doors which leads into a beautiful rear garden and lets in lots of natural light and offers ample living space. The room benefits from TV points, radiators, socket points, carpeted flooring and two doors which lead to the first living room and the kitchen.



LIVING ROOM 4.57m x 3.23m (15' 0'' x 10' 7'')

The first living room is to the front of the property with modern decoration has a large window and lets in lots of natural light and offers ample living space. The room benefits from TV Points, radiators, socket points and carpeted flooring.



KITCHEN 3.53m x 2.59m (11' 7'' x 8' 6'')

This beautiful modern fitted kitchen has a electric cooker & extractor fan. Modern cupboards and work tops, inset sink and mixer tap, large window which lets in lots of natural light and vinyl flooring. The property does also have a fitting for gas and two internal doors, one leading to the second living room and one leading to the entrance hall.



FIRST FLOOR 4.88m x 1.96m (16' 0'' x 6' 5'')

Large landing area with access to the loft, carpeted flooring and a large window which lets in lots of natural light.



MASTER BEDROOM 3.48m x 3.53m (11' 5'' x 11' 7'')

Carpeted flooring, radiator, socket points and tv point, phone point. Also has three large storage cupboards, one of the cupboards houses the boiler.



BEDROOM 2 3.25m x 2.39m (10' 8'' x 7' 10'')

Carpeted flooring, radiator, socket points and tv point.



OUTSIDE

This large garden is the perfect size for relaxing in the evening or entertaining in the summer. It benefits from a large lawn and a concrete patio area. You can also access the rear garden through patio doors from the second living room. Also has a large shed for storage.



BATHROOM 3.35m x 1.88m (11' 0'' x 6' 2'')

This lovely modern bathroom has fully tiled walls, vanity unit, towel radiator, stand alone shower unit, wc, free standing roll top bath and tiled floor.



EPC

EPC Rating - D Full report on request

Energy performance certificate (EPC)

<p>Certificate contents</p> <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>18 Wigmore Avenue NEWCASTLE UPON TYNE NE6 2LT</p>		<p>Energy rating</p> <p>D</p>
	<p>Valid until 16 April 2033</p>	<p>Certificate number 47077824-2010-5482-0292</p>	
<p>Property type</p>		<p>Mid-terrace house</p>	
<p>Total floor area</p>		<p>79 square metres</p>	

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.