

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



£ 134,950

99 Blackwell Avenue , 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 home is certainly not one to be missed and viewing definitely is recommended.

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.

Council Tax Band - B

EPC rating - C

99 Blackwell Avenue , Walker, Newcastle Upon Tyne

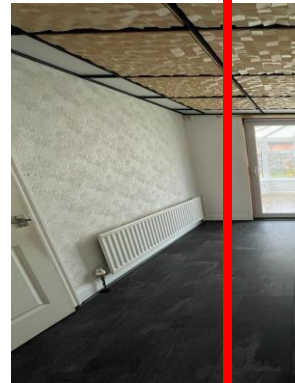
ENTRANCE PORCH

A front passage to allow access to the property.



DINING ROOM 3.33m x 2.87m (10' 11'' x 9' 5'')

The dining room is spacious; it has vinyl flooring for easy cleaning. There is patio doors which lead into the conservatory.



LIVING ROOM 4.34m x 4.22m (14' 3'' x 13' 10'')

The living room is carpeted throughout, the focal feature is the gas fire and surround. There is tv and socket points scattered around.



KITCHEN 2.46m x 2.24m (8' 1'' x 7' 4'')

The kitchen consists of vinyl flooring and fully tiled walls. Wall and base units make great for storage. The inset sink has mixer taps; there is gas, electric and socket points



REAR VIEW

In the rear garden there is a patio and a area of lawn. There is also a shed.



MASTER BEDROOM 3.91m x 2.92m (12' 10'' x 9' 7'')

The master bedroom is laminated throughout with built in wardrobes radiator and socket points.



BEDROOM 2 2.85m x 2.24m (9' 4'' x 7' 4'')

Bedroom two is to the front of the house. it consists of built in wardrobes to give extra storage space.



BEDROOM 3 2.79m x 2.31m (9' 2'' x 7' 7'')

Bedroom three is to the rear, this room also has built in wardrobes.



BATHROOM 1.68m x 2.21m (5' 6'' x 7' 3'')

The bathroom has laminate flooring; it is fully tiled with a bath, ow-level toilet and pedestal hand basin.



CONSERVATORY 2.92m x 2.85m (9' 7'' x 9' 4'')

The conservatory is to the rear, it has tiled flooring and patio doors which lead to the kitchen.



Garage 4.47m x 2.08m (14' 8'' x 6' 10'')

The garage has tiled flooring throughout, it is plumbed for an automatic washer; making this room a perfect utility room. There is a door to the rear which leads into the garden.

