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£ 155,000

43 Parsons Avenue, Walker, Newcastle upon Tyne

Situated on Parsons Avenue, this 4 bedroom semi-detached house would make for the ideal family home.

The first floor consists of a spacious living room, perfect for kicking back and relaxing after a busy day, there is a large bay window which allows in a lot of natural lighting. A spacious family sized dining room would be perfect for sitting down for a hearty meal. The galley style kitchen is light and airy, with a lot of storage space for the everyday essentials; the kitchen gives access to the rear garden via UPVC door. The rear garden is very private as it has a large 6ft 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 and to relax through the summer.

The second floor has four large sized bedrooms, two to the front of the property and two at the rear. There is a large size family bathroom with fully tiled walls, vinyl flooring, a bath with shower fitting attached, hand basin, radiator and low level WC. The property does come with a large double garage as well as an outhouse which can be used as a workshop.

Newcastle City Centre ... 3.4 Mile

Whitley Bay ... 9.0 Mile

Benfield School ... 1.2 Mile

Welbeck Academy ... 0.6 Mile

RVI Hospital ... 4.1 Mile

43 Parsons Avenue, Walker, Newcastle upon Tyne

LOUNGE

Large modern living room with bay window which lets in lots of natural light. Laminate flooring, radiator, socket points and tv point.



DINING ROOM

Large dining room with bay window which lets in lots of natural light. Laminate flooring, radiator, socket points and tv point.



KITCHEN

There is access to the rear garden via a upvc door, inset sink, cooker point, socket points and partially tiled walls.



REAR VIEW

Large rear yard with access from the rear and side of the property. Access to garage.



FIRST FLOOR

Very spacious upstairs hall way



MASTER BEDROOM

Large front facing double bedroom, radiator, socket points, carpeted flooring and tv points.



BEDROOM 2

Large front facing double bedroom, radiator, socket points, carpeted flooring and tv points.



BEDROOM 3

Large rear facing double bedroom, radiator, socket points, carpeted flooring and tv points.



BEDROOM 4

Large rear facing single bedroom, radiator, socket points, carpeted flooring and built in storage cupboard.



BATHROOM

Spacious bathroom with bath with shower attachment. Low level WC, pedestal hand basin, radiator and fully tiled walls.



W.C.

Ground floor WC with tiled flooring, low - level toilet and hand basin.



EPC

EPC Rating - E Full report on request

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

43, Parsons Avenue NEWCASTLE UPON TYNE NE6 2PP		Energy rating E
Valid until 6 August 2023	Certificate number 0210-2825-7633-9327-6025	
Property type	Semi-detached house	
Total floor area	92 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.