

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



**£ 89,000**

### **31 Crawford Terrace, Walker, Newcastle upon Tyne**

David Robson & Associates are pleased to bring to the market a three bedroom house located within the popular Walker area of Newcastle upon Tyne.

The property will require some modernisation, but would be an ideal investment property or a first family home.

The property has three large bedrooms, two bathrooms, good size living room, kitchen and rear garden, certainly not one to be missed.

EPC- B

Council Tax Band - A

The property offers a short commute into Newcastle City Centre (2.5mile)

There are a number of primary and secondary schools located near to the property including Walker Riverside Academy (1.2mile) Tyneview Primary School (0.5mile) St Albans RC Primary School (0.8mile)

Newcastle Shopping Par (1.2mile)

31 Crawford Terrace, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

Large entrance hall which leads to kitchen, living room and the ground floor family bathroom.



### **LOUNGE**

The large living room benefits from laminate flooring, fireplace, socket points, radiator and sliding doors which lead to the conservatory.



### **KITCHEN**

Fitted kitchen with fully tiled walls, round edge work tops, inset sink, built in cooker and hob, radiator and socket points.



### **FIRST FLOOR**

First floor landing leads to the three bedrooms and the upstairs bathroom, carpeted flooring and socket points.



## **MASTER BEDROOM**

The master bedroom has laminate flooring, fitted wardrobes, ceiling fan, radiator and socket points.



## **BEDROOM 2**

Large second bedroom is to the rear with carpeted flooring, radiator, socket points and storage cupboard.



## **BEDROOM 3**

The smaller of the three bedrooms is also to the rear has laminate flooring, radiator and socket points.



## **OUTSIDE**

To the rear of the property there is a large garden ideal for entertaining or relaxing on those lovely summer nights.



## BATHROOM

This is the larger bathroom of the two in this property. It is situated on the ground floor and consists of bath, low level wc, hand basin, bidet and radiator.



## W.C.

This is the second bathroom in the property which is located on the first floor. It consists of a bath, hand basin and over head electric shower.



## EPC

EPC Rating - D Full report on request

## Energy performance certificate (EPC)

<h3>Certificate contents</h3> <ul style="list-style-type: none"><li>Rules on letting this property</li><li>Energy rating and score</li><li>Breakdown of property's energy performance</li><li>How this affects your energy bills</li><li>Impact on the environment</li><li>Changes you could make</li><li>Who to contact about this certificate</li><li>Other certificates for this property</li></ul>	<div>31 CRAWFORD TERRACE NEWCASTLE UPON TYNE NE6 3BA</div> <div>Energy rating <b>D</b></div>	
	Valid until <b>22 February 2031</b>	Certificate number <b>0010-2407-6524-2029-3165</b>
	<div>Property typeMid-terrace house</div> <div>Total floor area82 square metres</div>	
<h3>Share this certificate</h3> <div>Email</div>		

## CONSERVATORY

To the rear of the property leading from the living room there is a carpeted conservatory overlooking the large rear garden.





#### **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.