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£ 115,000

7 Dawson Street , Walker, Newcastle upon Tyne

Dawson Street has arrived to the market!

A perfect purchase for a first time buyer or a family. A delightful spacious house which needs to be viewed internally to be fully appreciated. The property is fully double glazed and benefits from gas central heating.

On the ground floor there is an excellent sized living area with a large front window; allowing in a load of natural lighting. A galley style kitchen, which gives access to the rear garden via a UPVC door.

On the first floor there is 3 well-sized bedrooms, 2 double sized and 1 single. In addition there is a family bathroom consisting of a bath with overhead shower, low-level toilet and wash basin.

Externally there is an enclosed garden to the rear which is of a good size; it has astro turf and access to a green house. The front has a large area for a drive.

Newcastle City Centre ... 3.7 Mile

Whitley Bay ... 8.4 Mile

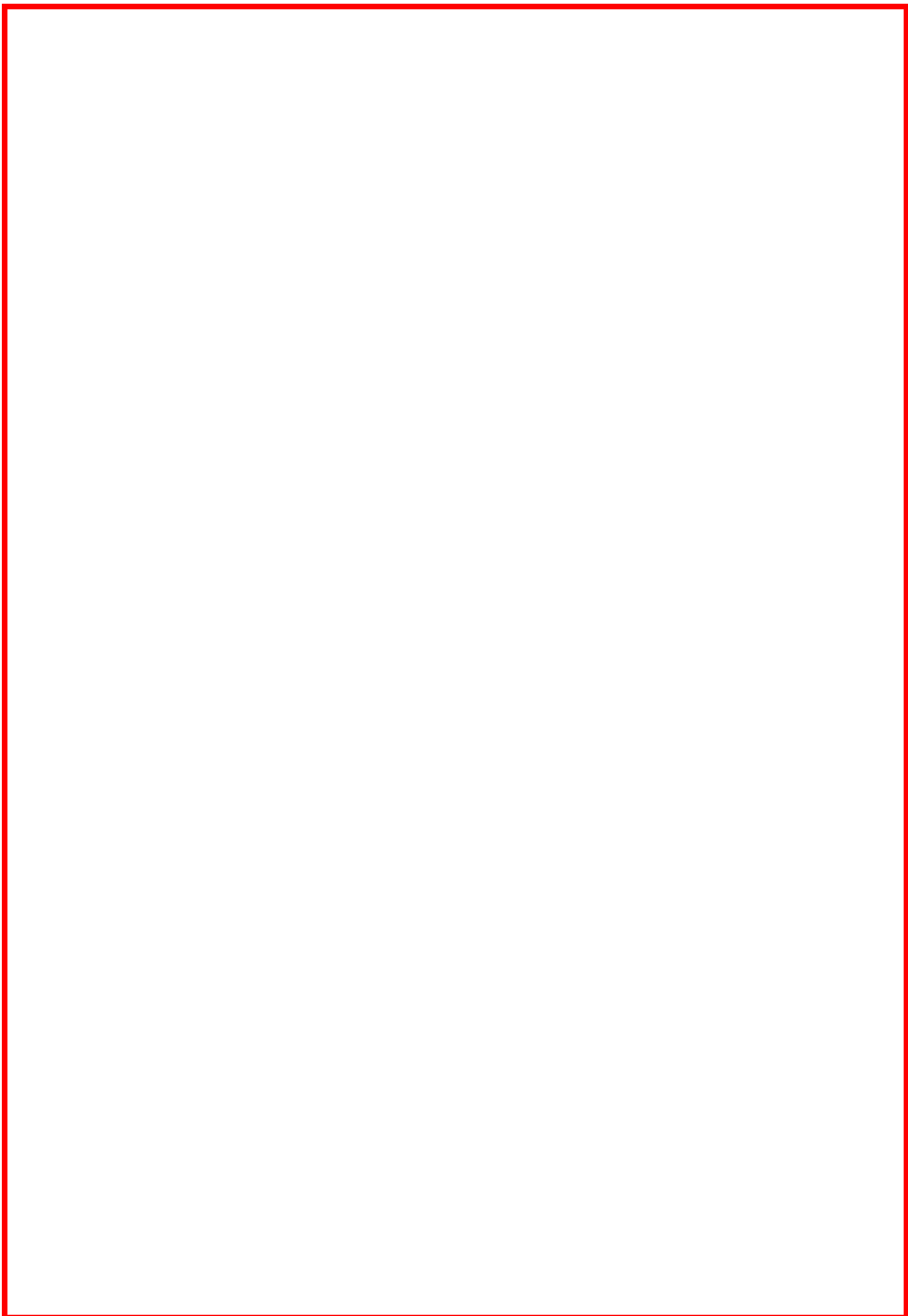
Benfield School ... 1.4 Mile

Walkergate Community School ... 1.0 Mile

RVI Hospital ... 4.4 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.



7 Dawson Street , Walker, Newcastle upon Tyne

ENTRANCE HALL

UPVC door gives you access to the hallway. This leads upstairs and into the living room.



LIVING ROOM

The living room is to the front of the property. A large window compliments the room and allows in natural light. There is an electric fire with surround.



KITCHEN

The galley style kitchen is small and compact with a lot of storage space. It is plumbed for an automatic washer, with both gas and electric points as well as socket points. The UPVC door gives access to the rear garden.



FIRST FLOOR

The first floor landing leads into the three bedrooms and bathroom.



MASTER BEDROOM

The second bedroom is to the front of the property. It has large built in wardrobes.



BEDROOM 2

Large bedroom to the rear of the property.



BEDROOM 3

The smaller bedroom is also to the front of the property.



OUTSIDE

The rear garden is complete with astro turf and a greenhouse. There is also side access to the garden.



BATHROOM

Vinyl flooring with fully tiled walls, bath with over head shower and shower screen, pedestal hand basin and radiator.



EPC

EPC rating - D - Full details upon request

7 Dawson Street NEWCASTLE UPON TYNE NE6 3NY		Energy rating D
Valid until 29 January 2033	Certificate number 7805-0000-8219-5257-1254	
Property type	Mid-terrace house	
Total floor area	70 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.