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**160 Middle Street, Walker, Newcastle upon Tyne**

**£ 129,950**

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. , This property comprises of a large entrance hall with great light and spacious stairs.

This leads to the very large lounge and dining room then through to a galley style kitchen. The property has 3 good size bedrooms and a bathroom / WC with a large stand-alone shower cubicle.

There is a private large yard with the potential for two car parking spaces.

The property is perfectly located for local schools, shopping and commuting to and from Newcastle City Centre.

Newcastle City Centre ... 3.9 Mile

Whitley Bay ... 8.5 Mile

Benfield School ... 2.3 Mile

Walkergate Community School ... 1.9 Mile

RVI Hospital ... 4.6 Mile

Council Tax Band - A

EPC - D - Full details upon request

160 Middle Street, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

Great size entrance hall with storage cupboard, radiator and socket point. UPVC door and window fitting which lets in lots of natural light.



### **RECEPTION HALLWAY**

Great size entrance hall with storage cupboard, radiator and socket point. UPVC door and window fitting which lets in lots of natural light.



### **LOUNGE**

Very spacious lounge with radiator and socket point, gas fire and fire surround, carpeted flooring and a large window which lets in lots of natural light.



### **DINING ROOM**

Very spacious lounge with radiator and socket point, carpeted flooring and a large french doors which lets in lots of natural light and leads to rear yard.



## **KITCHEN**

Large gally style kitchen with partially tiled and wood cladded walls, tiled flooring, wall and base units, gas and electric points, inset sink with mixer tap and a upvc door which leads into rear yard.



## **MASTER BEDROOM**

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



## **BEDROOM 2**

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



## **BEDROOM 3**

Smaller front facing bedroom radiator, socket points and carpeted flooring.



## OUTSIDE

Large rear yard with access from the back lane and is suitable for two car spaces, comes with shed and patio area.



## BATHROOM

Large bathroom with carpeted flooring, vanity unit with had basin, stand alone shower cubicle, low level toilet and radiator.



## EPC

EPC Rating - D Full report on request

### Energy performance certificate (EPC)

<b>Certificate contents</b> <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>	<b>160 Middle Street NEWCASTLE UPON TYNE NE6 4BY</b>	<b>Energy rating</b> <b>D</b>
<b>Valid until</b> 9 August 2033	<b>Certificate number</b> 5900-5208-0722-1293-3873	
<b>Property type</b>	Mid-terrace house	
<b>Total floor area</b>	104 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.