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4 Staines Road, Walker, Newcastle upon Tyne

£ 105,000

**** OFFERS OVER ****

Situated on Staines Road, this 4 bedroom terraced house would be perfect for a 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.

The galley style kitchen with separate dining area is light and airy, with a lot of storage space for the everyday essentials, downstairs WC and the kitchen gives access to the rear garden via UPVC door. The rear garden has patio and lawn area for relaxing on summer nights. The fourth bedroom of this property is on the lower floor leading off the kitchen, it also has UPVC patio doors which lead to the rear garden. The second floor has two large sized bedrooms and a smaller third bedroom. There is a large size family bathroom with cladded walls, vinyl flooring, a bath with over-head shower and shower screen, vanity unit with hand basin, towel radiator and low level WC.

The property at the front has room for one car park space and double metal gates and fence.

Newcastle City Centre ... 2.9 Mile

Whitley Bay ... 9.9 Mile

Benfield School ... 2.2 Mile

Welbeck Academy ... 0.4 Mile

RVI Hospital ... 3.8 Mile

Council Tax Band - A

EPC Rating - C - Full details upon request.

4 Staines Road, Walker, Newcastle upon Tyne

ENTRANCE HALL

Laminate / carpeted flooring, UPVC front door and socket points.



LOUNGE

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



DINING ROOM

Very modern galley style kitchen with laminate flooring and spot lights, inset sink, fitted oven and hob, socket points. There is access to the fourth bedroom and the rear garden via a upvc door. There is also a WC leading off the kitchen.



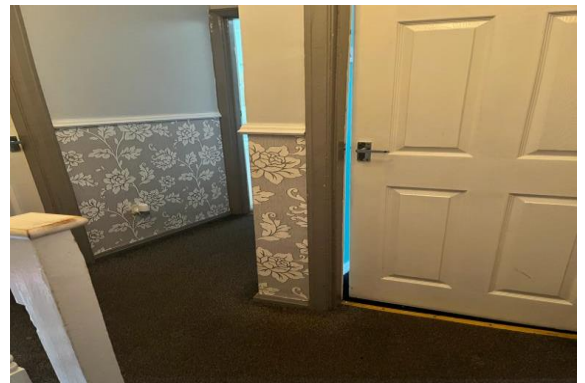
KITCHEN

Very modern galley style kitchen with laminate flooring and spot lights, inset sink, fitted oven and hob, socket points. There is access to the fourth bedroom and the rear garden via a upvc door.



FIRST FLOOR

Very spacious upstairs hall way, which leads to three bedrooms and the family bathroom.



MASTER BEDROOM

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



BEDROOM 2

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



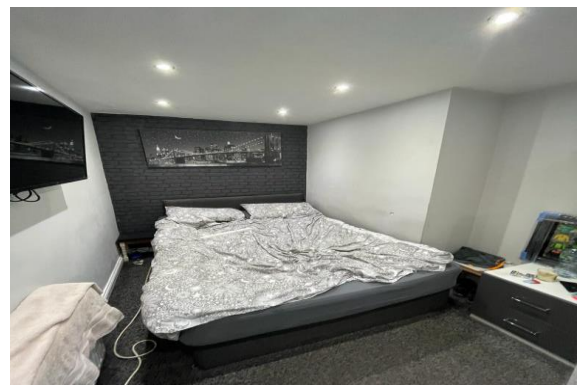
BEDROOM 3

Front facing single bedroom, radiator, socket points, carpeted flooring, tv points and fitted wardrobes.



BEDROOM 4

Large rear facing double bedroom, radiator, socket points, carpeted flooring, tv points and double UPVC doors which lead to the rear garden.



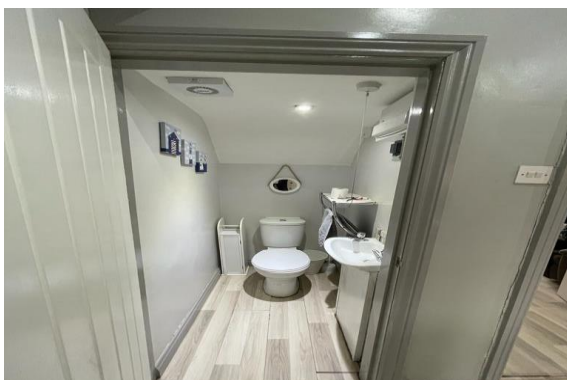
BATHROOM

Family bathroom is fully cladded with a p-shaped bath and overhead shower. There is also a towel rail radiator and vanity unit.



W.C.

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



EPC

EPC rating C - full details upon request

4 Staines Road NEWCASTLE UPON TYNE NE6 2TR		Energy rating C
Valid until 13 August 2033	Certificate number 9940-0000-3218-8887-3250	
Property type	Mid-terrace house	
Total floor area	76 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.