

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](mailto:davidrobson_propertymanagement@hotmail.co.uk)

[www.drapropertyservices.co.uk](http://www.drapropertyservices.co.uk)



## **22 Borrowdale Avenue, Walkerdene, Newcastle upon Tyne**

### **£ 80,000**

An amazing opportunity to purchase a beautiful 2 Bedroom lower flat in the sought after area of Walkergate.

The accommodation offers a spacious lounge with huge bay window to the front which allows a ray of natural light. Kitchen to the rear with access to the bathroom and the private rear garden. Two good sized bedrooms and a fitted bathroom.

Great for first time buyers looking to get a foot on the property ladder and ready to move into; also great for investors wanting another property for their portfolio. Extremely high demand in this area for rental property.

Newcastle City Centre ... 3.5 Mile  
Whitley Bay ... 8.2 Mile  
Benfield School ... 1.0 Mile  
Welbeck Academy ... 1.1 Mile  
RVI Hospital ... 4.2 Mile

Council Tax Band - A  
EPC Rating - C - Full details upon request.

## LOUNGE

Current lounge to the front, Large bay windows. radiator and socket points.



## KITCHEN

Rear Kitchen with access to the rear garden and bathroom. Fitted cooker, hob and extractor fan. Enclosed in the cabinet is the combi boiler.



## REAR VIEW

Other side to the kitchen with basin and cabinets. View to the bathroom.



## MASTER BEDROOM

Rear master bedroom with large windows over looking the rear garden, radiator and socket points.



## **BEDROOM 2**

Smaller front facing bedroom. With large windows, radiator and socket points.



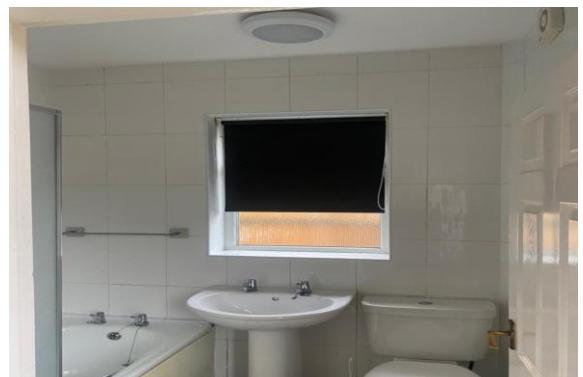
## **OUTSIDE**

Private and spacious rear garden with side access.



## **BATHROOM**

Bathroom with bath, shower, hand basin and WC.



## **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.

