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76 Middle Street, Walker, Newcastle upon Tyne, NE6 4DB

- . Attractive mid terraced lower flat
- . 1 Bedroom
- . Lounge
- . Kitchen
- . UPVC double glazing
- . Combi central heating
- . EPC rating D
- . On street parking

£65,000

www.rbreen.co.uk

0191 265 9339

To the market we offer this attractive 1 bedroom mid terraced ground floor flat. The property benefits from a modern kitchen, UPVC double glazing and a shower and bathroom/WC. Early viewing is essential.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, carpet flooring to entrance hallway. glazed inner door, original architrave double radiator.

BEDROOM 1) 11.8 x 13.5
UPVC double glazed window to front, carpet flooring, double radiator, coved ceiling with original centre rose, ceiling light.

BATHROOM/WC 11.6 x 7.5
Fully tiled to all walls in white, roll top free standing bath, low level WC, pedestal washbasin, corner shower cubicle, tiled flooring, extractor fan, UPVC double glazed window to rear, ceiling light.

LOUNGE 12.2 x 14.2
Coved ceiling, double radiator, UPVC bay window to rear, varnished floorboards, inset spotlights to ceiling, glazed door with glass blocks to kitchen.

KITCHEN 8.6 x 7.7
White base and wall units with dark wood laminate worktops, stainless steel sink unit, built in electric oven, built in gas hob, white tiled splashbacks, real wood flooring, stainless steel extractor hood, UPVC double glazed window to rear, UPVC double glazed door to rear, inset ceiling spotlights, plumbed for washing machine.



HEATING Gas combi gas central heating.

DOUBLE GLAZING UPVC double glazing throughout.

EXTERNAL Fenced yard to rear for up to 2 cars

TENURE Leasehold.

ADDITIONAL

VIEWING By appointment with Ron Breen Estate Agents.



Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

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76, Middle Street NEWCASTLE UPON TYNE NE6 4DB		Energy rating D
Valid until 14 October 2024	Certificate number 9458-2937-7200-2884-9990	

Property type	Ground-floor flat
Total floor area	58 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

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