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224 Westbourne Avenue, Walkergate, Newcastle Upon Tyne
£ 169,950

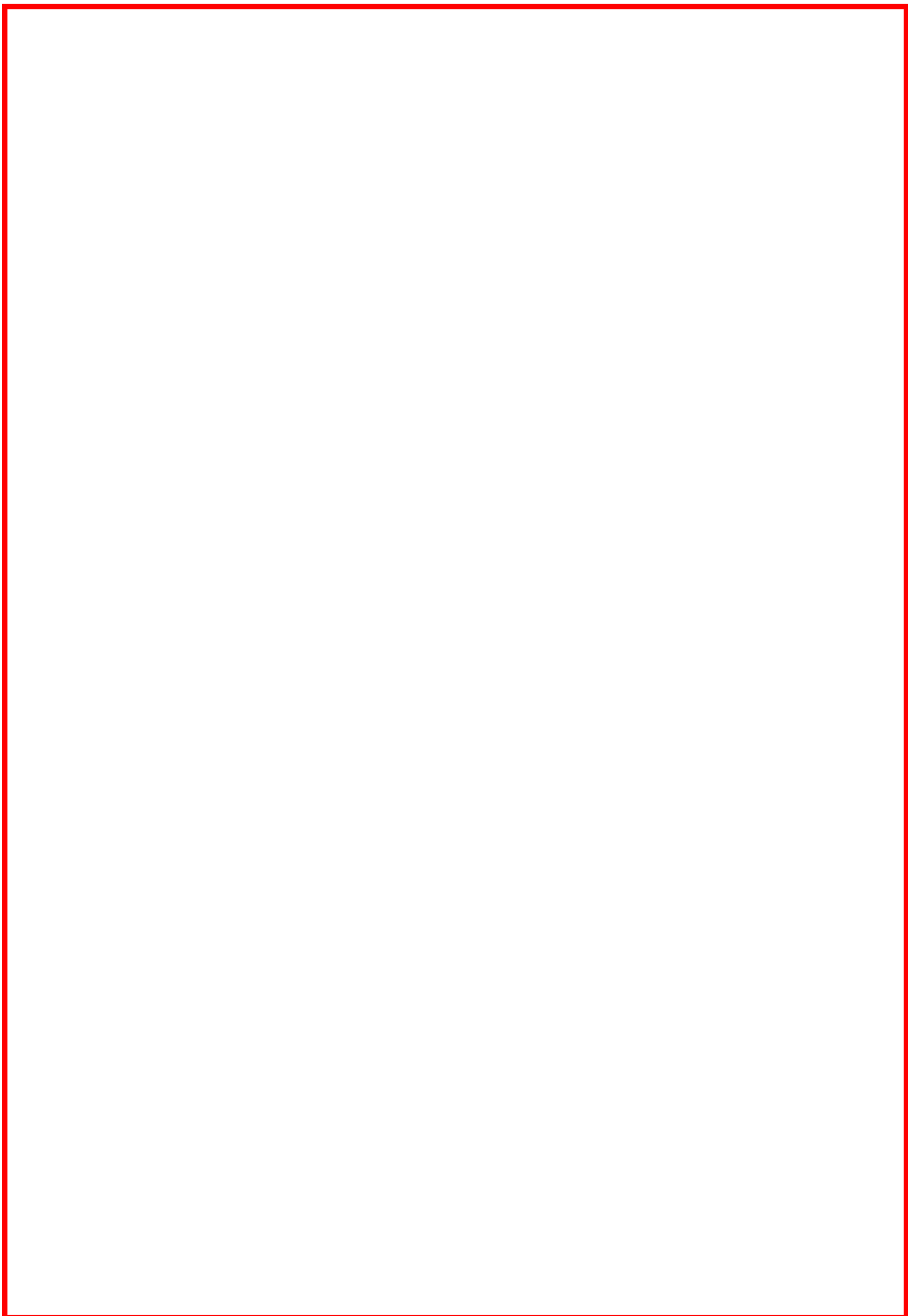
Westbourne Avenue is now on the market!

This 2 bedroom house would make the perfect family home; it's in a quiet residential area of Walkergate. Upon arriving you are greeted by the entrance, which gives access to the living room. The living room is a very spacious room to the front of the property complete with a cornice to give the finishing touches. Following on from the living room there is a large kitchen with plenty where there is access to the rear garden. The utility room also houses the boiler. The utility room has shelving and is plumbed for an automatic washing machine. To the rear of the property there is a private garden which has a patio area and lawn area.

Moving to the first floor we have 2 spacious bedrooms and a bathroom. The master bedroom is to the front of the property with a built in storage cupboards. The second bedroom is to the rear of the property. The bathroom is to the rear of the property, it contains a large shower cubicle as well as a bath, it is fully tiled.

Newcastle City Centre ... 3.5 Mile
Whitley Bay ... 8.3 Mile
Benfield School ... 0.7 Mile
Walkergate Community School... 0.5 Mile
RVI Hospital ... 4.0 Mile

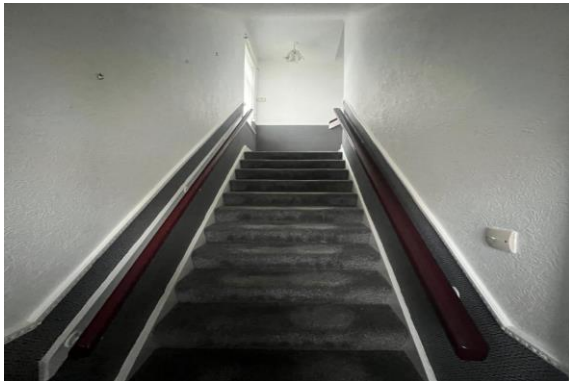
Council Tax Band - B
EPC Rating - D - Full details upon request.



224 Westbourne Avenue, Walkergate, Newcastle Upon Tyne

ENTRANCE HALL

The entrance gives access to the living room and first floor.



LIVING ROOM

The living room is to the front of the property, this spacious room gives access to the kitchen.



KITCHEN

The large kitchen to the rear would be the perfect place to host dinner parties or cook a family meal. It contains a built in oven and hob as well as numerous storage cupboards for the everyday essentials.



REAR VIEW

Rear garden with lawn and patio areas.



UTILITY ROOM

The utility room is the perfect place to house a washing machine / tumble dryer and fridge.



MASTER BEDROOM

The master bedroom is to the front of the property and is complete with 2 built in storage cupboards



BEDROOM 2

The second bedroom is to the rear.



BATHROOM

The bathroom is fully tiled; there is a stand alone shower cubicle as well as a bath. Also there is a low-level toilet and pedestal hand basin.



EPC

EPC - D Full report on request

224, Westbourne Avenue Walkergate NEWCASTLE UPON TYNE NE6 4XT		Energy rating D
Valid until 7 August 2026	Certificate number 8786-7725-4980-3573-4996	
Property type	Semi-detached house	
Total floor area	91 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.