

David Robson & Associates Ltd

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Walker

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18 Coquetdale Avenue, Walker, Newcastle upon Tyne
£ 155,000

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 open plan lounge, dining room and kitchen. The property has 3 good size bedrooms and two bathrooms. The property also has a conservatory, garage and rear garden which is all paved. The property is fully electric.

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

<http://photoplans.planup.co.uk/623680982>

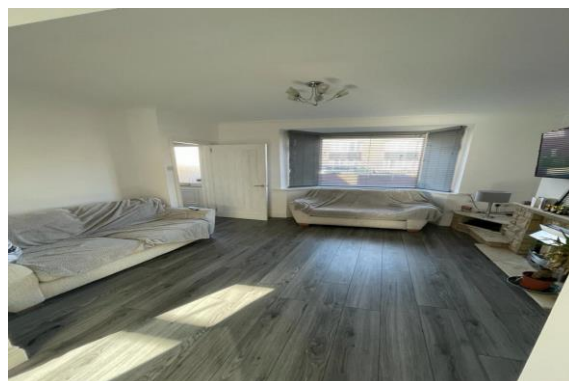
Newcastle City Centre ... 3.9 Mile,
Whitley Bay ... 8.5 Mile,
Benfield School ... 2.3 Mile,
Walkergate Community School ... 1.9 Mile,
RVI Hospital ... 4.6 Mile, ,

Council Tax Band - B,
EPC - E - Full details upon request

18 Coquettale Avenue, Walker, Newcastle upon Tyne

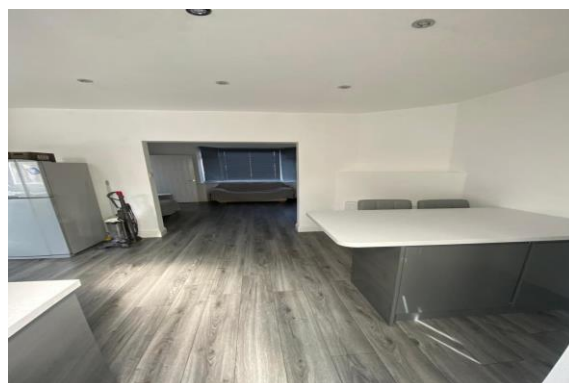
LOUNGE

Very spacious lounge with radiator and socket point, electric fire and fire surround and laminated flooring. The down stairs of the property is open - plan which lets in lots of natural light.



DINING ROOM

Very spacious dining room with radiator and socket point, breakfast bar and laminated flooring. The dining room / kitchen leads to the conservatory, garage and the family bathroom.



KITCHEN

The kitchen has modern units with a marble style bench and splash back. There are electric points, inset sink with mixer tap, electric cooker and hob.



REAR VIEW

Patio area



SHOWER ROOM

This is the second bathroom in the property located on the first floor. Fully tiled walls, stand alone shower cubicle with electric shower, w.c, hand basin and electric towel radiator.



MASTER BEDROOM

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



BEDROOM 2

Second front bedroom radiator, socket points, carpeted flooring and fitted wardrobes.



BEDROOM 3

Rear double bedroom radiator, socket points, carpeted flooring and fitted wardrobes.



BATHROOM

This is the first bathroom in the property located on the ground floor. Fully tiled walls, bath, w.c, hand basin and electric towel radiator.



FLOORPLAN

Floor plan

<http://photoplans.planup.co.uk/623680982>



EPC

EPC Rating E - Full report on request

Energy performance certificate (EPC)

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

Share this certificate

By Email

18 COQUETDALE AVENUE NEWCASTLE UPON TYNE NE6 4LP		Energy rating E
Valid until 30 May 2031	Certificate number 2512-20048-1205-2759-7204	
Property type	Semi-detached house	
Total floor area	78 square metres	

CONSERVATORY

Lovely spacious conservatory to the rear.



Garage

Photos to follow.

Tenure

David Robson and Associates have been advised by the vendor that this property is freehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property.

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.