

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

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



## 5 Southern Road, Walker, Newcastle upon Tyne

**£ 130,000**

Southern Road is added to the market!

This is a ready to move into 3 bedroom terraced house which would be perfect for families or couples looking for new beginnings.

On entering the property you are greeted with a modern and spacious entrance hall. To the right there is a large lounge with a big window to allow all natural light in. The lounge has access to the kitchen via glassed internal doors. The spacious kitchen consists of a large amount of storage space for the everyday essentials, the kitchen is large enough to fit in a dining table and chairs. You can access the private enclosed rear garden via patio doors.

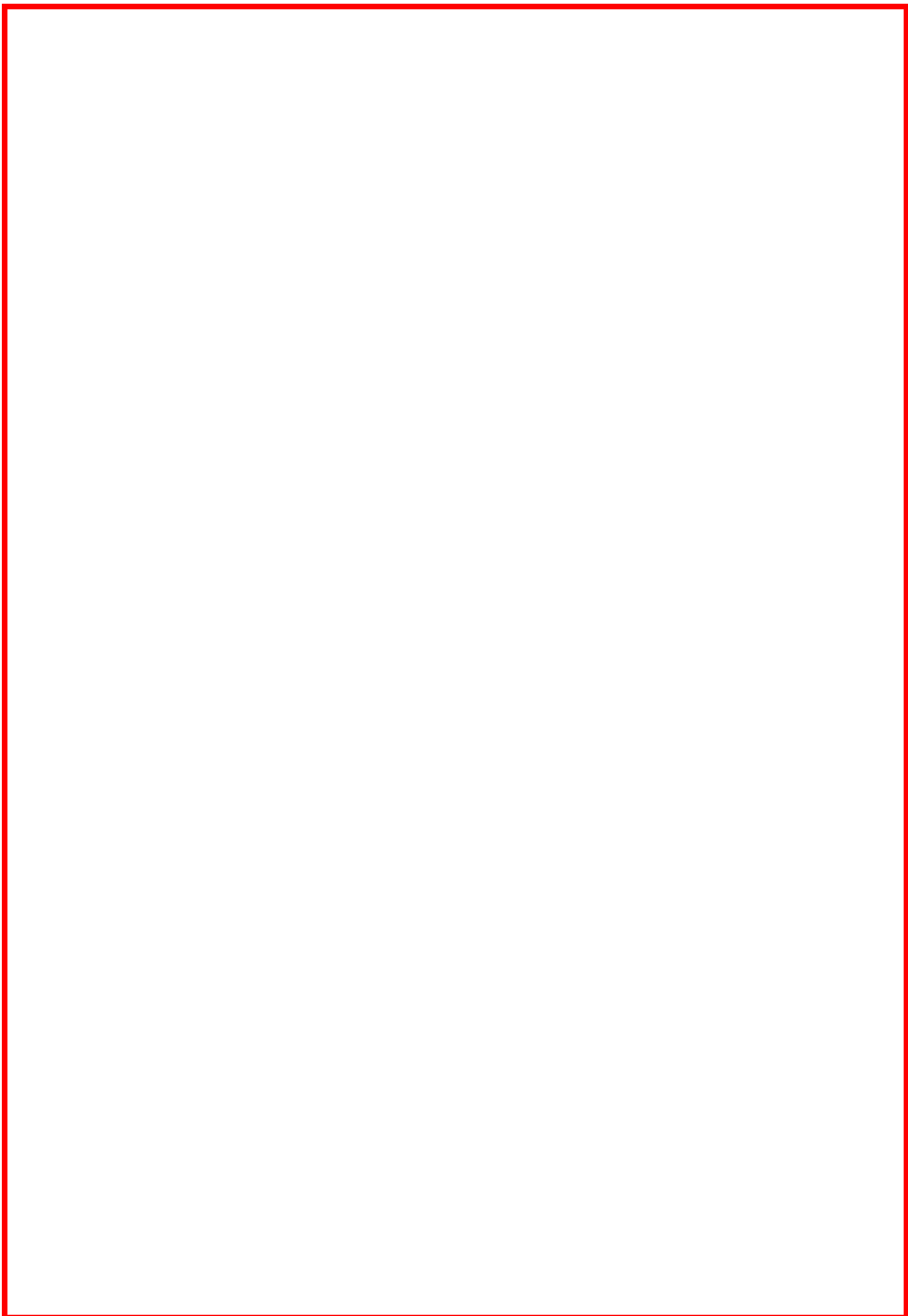
The bathroom which is situated on the ground floor has a bath, basin, wc as well as a stand-alone shower.

On the first floor there is loft access which is boarded with pull down stairs and lighting; and doors leading to the 3 generous sized bedrooms, also a small separate wc. The master bedroom is to the rear overlooking the private garden. The second and third bedroom are to the front of the property.

The property has a private drive way with enough room for 1 car. It also has a large extension to the rear which benefits the bathroom and the kitchen space.

Newcastle City Centre ... 3.8 Mile  
Whitley Bay ... 9.2 Mile  
Walker Riverside Academy ... 1.4 Mile  
Tyneview Primary School ... 1.1 Mile  
RVI Hospital ... 4.4 Mile

Council Tax Band - A  
EPC Rating - C  
Freehold



5 Southern Road, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

The Entrance Hall gives access to the living room, bathroom and stairs leading to the first floor.



### **LOUNGE**

A large well lit room, perfect to kick back and relax.



### **KITCHEN**

Generous sized room with a large amount of storage space for the everyday essentials. The inset sink is complete with mixer tap.



### **FIRST FLOOR**

First floor landing gives access to 3 bedrooms, wc and the loft. The loft is boarded with pull down ladders and lighting.



## MASTER BEDROOM

The master bedroom to the rear of the property.



## BEDROOM 2

Bedroom two is overlooking the front street.



## BEDROOM 3

Bedroom three is also overlooking the front street.



## OUTSIDE

The rear garden is enclosed all around via high fences.



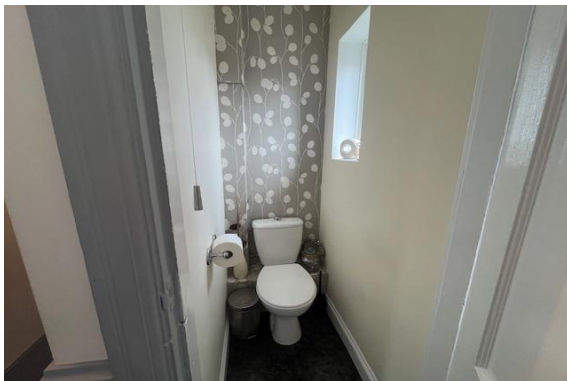
## BATHROOM

The downstairs bathroom is complete with a bath, stand-alone shower, wc and hand basin.



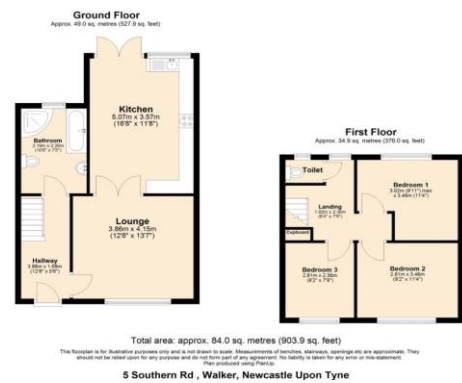
## W.C.

The upstairs wc would be perfect if the bathroom was occupied.



## FLOORPLAN

Floorplan



## EPC

EPC rating - C

5 Southern Road  
NEWCASTLE UPON TYNE  
NE6 3EQ

Energy rating

C

Valid until

1 May 2034

Certificate number

2937-9721-1440-1918-1254

**Property type**

Mid-terrace house

**Total floor area**

95 square metres

## 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.