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39 Leicester Street, Walker, Newcastle upon Tyne

£ 105,000

Located on Leicester Street this 2 bedroom house would be perfect for first time buyer or a family. A delightful spacious house which needs to be viewed internally to be fully appreciated. The property is fully double glazed and has gas central heating.

On the ground floor there is a good sized living area and kitchen with access to the rear garden.

On the first floor there is 2 bedrooms, one master and a smaller bedroom to the rear. In addition there is a family bathroom consisting of a bath, low-level toilet and wash basin and electric shower.

Externally there is an enclosed garden to the rear which is of a good size and contains borders all around, as well as a patio area; perfect for cooking up a family BBQ in the summer days. There is also side access from the front. The front has a patio area and parking space.

Newcastle City Centre ... 5.2 Mile

Walker Riverside Academy ... 1.5 Mile

Benfield School ... 1.4 Mile

Welbeck Academy 0.3 Mile

RVI Hospital ... 5.9 Mile

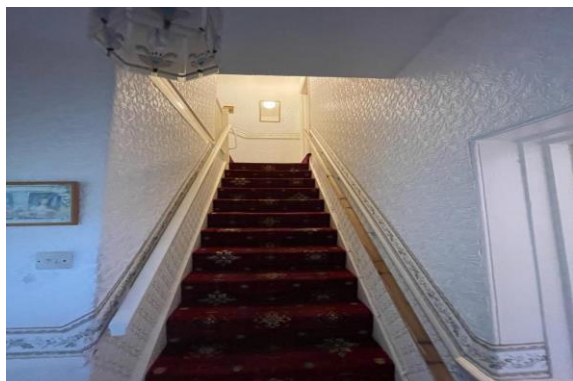
Council Tax Band - A

EPC Rating - E

39 Leicester Street, Walker, Newcastle upon Tyne

ENTRANCE HALL

Carpet flooring, socket points, upvc front door



LIVING ROOM

Great size living room with socket points, radiators, electric fire and surround.



KITCHEN

Partially tiled kitchen complete with tiled flooring. Wall and base units with inset sink. Within the kitchen there is also a built in oven and hob. There is a place for a plumbed washer; also electric and gas points; radiator and socket points



FIRST FLOOR

Carpet flooring and socket points.



MASTER BEDROOM

Carpeted flooring, radiator and socket points.



BEDROOM 2

Carpeted flooring, radiator and socket points.



OUTSIDE

Large rear garden with lawn and patio areas. Access from the side of the property.



BATHROOM

The bathroom in this property has fully tiled walls and vinyl flooring. It offers a bath, wc, hand basin, radiator and electric shower.



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.