

David Robson & Associates Ltd

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**73 Welbeck Road , Walker, Newcastle upon Tyne**

**£ 69,950**

David Robson & Associates are pleased to offer to the market this unique two bedroom lower flat situated on Welbeck Road in Walker.

The property has been extended to the rear which boasts an open plan living room, kitchen and dining area with access to the rear yard and smaller bedroom. The large bedroom is to the front of the property and the bathroom close to the middle.

Benefitting from double glazed windows and gas central heating.

EPC Rating - E

Council Tax Band - A

Local Amenities

Welbeck Academy (0.2mile)

Walker Riverside Academy (1.5mile)

Newcastle shopping park (0.5mile)

Newcastle City

Centre (1.9mile)

73 Welbeck Road , Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

Entrance hall has carpets, socket points, radiator and UPVC door.



### **DINING ROOM**

Dining area, Open plan to kitchen and lounge. Large windows and access to the rear yard.



### **LIVING ROOM**

Large open planned living room is carpeted and has radiator, tv points and socket points.



### **KITCHEN**

Large open design kitchen/diner with built in oven, hob and fridge freezer. Access to the second bedroom and to the rear yard.



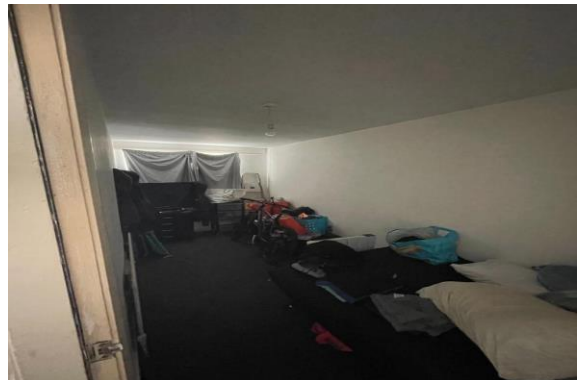
### **MASTER BEDROOM**

Large windows to the front, radiator, socket points and tv point.



### **BEDROOM 2**

Radiator, socket points and tv point.



### **OUTSIDE**

Rear shared yard with access from back lane.(Garage not included this is upstairs)



### **BATHROOM**

The bathroom has lino flooring, bath with an overhead electric shower and shower screen, WC, hand basin and partially cladded walls.



## FLOORPLAN

Floor plan



## EPC

EPC Rating - E Full report on request

## Energy performance certificate (EPC)

<b>Certificate contents</b> <ul style="list-style-type: none"> <li>Rules on letting this property</li> <li>Energy rating and score</li> <li>Breakdown of property's energy performance</li> <li>How this affects your energy bills</li> <li>Impact on the environment</li> <li>Changes you could make</li> <li>Who to contact about this certificate</li> <li>Other certificates for this property</li> </ul>	<b>73, Welbeck Road NEWCASTLE UPON TYNE NE6 2HU</b>		<b>Energy rating</b>  <b>E</b>
	<b>Valid until</b> 8 June 2025	<b>Certificate number</b> 8726 7125-0450-5536-9902	
<b>Property type</b> Ground-floor flat		<b>Total floor area</b> 100 square metres	

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## 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.