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### **31 Chatsworth Gardens, Walker, Newcastle upon Tyne** **£ 74,950**

David Robson & Associates are excited to bring to the market this unique two bedroom upper flat situated on Chatsworth Gardens in Walker.

A MUST VIEW. Great starter home or first time buyer investment.

The property has been redecorated throughout to a high standard and ready move into, this also has the potential to be put back to a 3 bedroom if desired.

There is a galley style modern kitchen with the entrance to the bathroom and access to the rear yard. Benefiting from double glazed windows and gas central heating.

The bedrooms are to the front of the property with kitchen, dining and lounge to the rear.

This property is in walking distance of Newcastle Quayside and St Peters marina.

Local Amenities, Welbeck Academy - 0.5 mile, St Vincent's RC Primary School - 0.3 mile, Walker Riverside Academy - 1.8 mile, Newcastle shopping Park - 1.1 mile, Newcastle City Centre - 2.0 miles

EPC Rating - C and Council Tax Band - A,



31 Chatsworth Gardens, Walker, Newcastle upon Tyne

## LOUNGE

Recently redecorated lounge / dining room, laminate flooring, tv point and socket points



## DINING ROOM

Recently redecorated lounge / dining room, laminate flooring, tv point and socket points



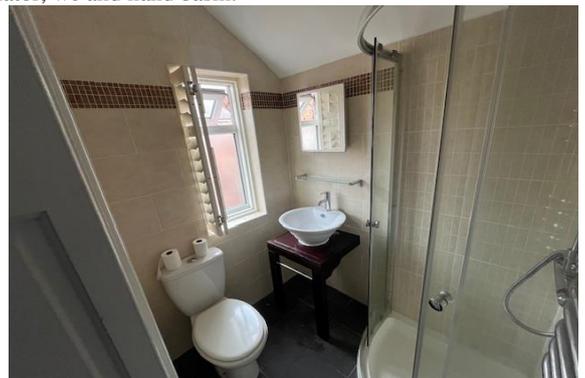
## KITCHEN

Modern galley style kitchen with high gloss units, built in oven and hob, integrated fridge freezer, tiled floor and inset sink with mixer tap. There is also access to the private rear yard.



## SHOWER ROOM

Modern style bathroom with fully tiled walls and floor, shower cubicle, towel radiator, wc and hand basin.



## MASTER BEDROOM

Large master bedroom, carpet flooring, tv point, socket point and radiator.



## BEDROOM 2

Second bedroom, carpet flooring, tv point, socket point and radiator.



## EPC

EPC Rating C 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

Email

31 CHATSWORTH GARDENS BYKER NEWCASTLE UPON TYNE NE6 2TN		Energy rating <b>C</b>
Valid until <b>4 May 2031</b>	Certificate number <b>4139-0025-5000-0765-6206</b>	
Property type	Top-floor flat	
Total floor area	60 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