

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



133 Kentmere Avenue, Walkerdene, Newcastle Upon Tyne
£ 89,950

David Robson & Associates are pleased to offer to the market this unique two bedroom lower flat situated on Kentmere Avenue in Walkerdene.

The property offers a spacious living area and kitchen to the rear. Situated at the front of the property you have the master bedroom, complete with a large window which allows in the natural light.

The bathroom provides an area to relax all your troubles away in the bath. As well as a low-level wc and hand basin.

The property is fully double glazed and has storage heaters in each room

Great for first time buyers looking to get a foot on the property ladder or ideal as an investment property.

EPC Rating - C

Council Tax Band - A

Local Amenities

West Walker Primary School - (1.10 miles)

Tyne View Primary School - (0.67 miles)

Benfield School - (0.63 miles)

Walker Riverside Academy - (0.30 miles)

Newcastle Shopping Park - (0.5 miles)
Newcastle City Centre - (1.9 mile)

133 Kentmere Avenue, Walkerdene, Newcastle Upon Tyne

LOUNGE

Large living room with gas fire and surround, carpet flooring, storage heater, socket points and tv point.



KITCHEN

The kitchen has partially tiled walls, wall and base units, gas and electric points, socket points, inset sink and access to the side of the property.



REAR VIEW

Large rear garden with patio and grassed area and side access.



MASTER BEDROOM

Master bedroom is to the front of the property, laminate flooring, storage heater and socket points.



BEDROOM 2

The second bedroom is to the rear of the property, wooden flooring, storage heater, fire surround, socket points and access to the rear garden, Currently being used as a second lounge.



BATHROOM

The bathroom has tiled flooring, bath, low-level wc and hand basin.



FLOORPLAN

Floor plan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements of benches, stairs, etc. are approximate. They should not be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error or mis-statement they produced using PlanIt.

133 Kentmere Ave , Walker, Newcastle Upon Tyne

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

133 Kentmere Avenue NEWCASTLE UPON TYNE NE6 4HH		Energy rating C
Valid until 15 July 2034	Certificate number 2111-6311-0201-5126-5818	

Share this certificate

Property type Ground-floor flat	CO2 emissions m³/kwh/m²/year
------------------------------------	---------------------------------

Tenure

The property is leasehold and there is 966 years left

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.