

David Robson & Associates Ltd

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**117 Scarborough Road, Walker , Newcastle upon Tyne**  
**£ 69,950**

David Robson & Associates are pleased to offer to the market this 3 bedroom upper flat situated on Scarborough Road in Walker.

The property has 3 good size bedrooms, lounge and kitchen with a wet room bathroom. (Photos are from before the current tenant moved in and will be updated soon)

Benefitting from double glazed windows and gas central heating.

**GREAT INVESTMENT OPPORTUNITY AS PROPERTY HAS A TENANT IN SITU.** Can also be sold vacant possession.

EPC Rating - E

Council Tax Band - A

117 Scarborough Road, Walker , Newcastle upon Tyne

### **LOUNGE**

Lounge to the rear with access to the kitchen.



### **KITCHEN**

Kitchen to the rear. No fitted goods.



### **MASTER BEDROOM**

Master bedroom to the front of the property. Large windows, socket points and Radiator.



### **BEDROOM 2**

Smaller bedroom to the front. Large window, radiator and socket points.



### BEDROOM 3

Small bedroom to the rear off the lounge. Large window, radiator and socket points. PICTURE TO FOLLOW.

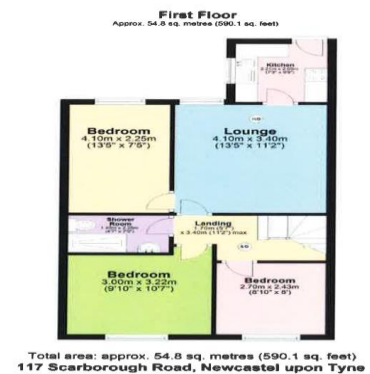
### BATHROOM

Wet room with adapted shower.



### FLOORPLAN

Floor plan



### EPC

EPC RATING E

### 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>Steps you could take to save energy</li><li>Who to contact about this certificate</li><li>Other certificates for this property</li></ul>	<b>117, Scarborough Road NEWCASTLE UPON TYNE NE6 2RU</b>		<b>Energy rating</b> <b>E</b>
	<b>Valid until</b> 28 January 2026	<b>Certificate number</b> 0043-2828-7093-9126-8491	
<b>Property type</b>	Top-floor flat		
<b>Total floor area</b>	61 square metres		

**Share this certificate**

### Tenure

Leasehold property with Newcastle City Council.

### Miscellaneous

This property is within the selective licence area. This is relevant to investors who will want to rent out the property.  
<https://www.newcastle.gov.uk/services/environment-and-waste/environmental-health-and-pollution/private-sector-housing-2>

### 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.