

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



117 Scarborough Road, Walker , Newcastle upon Tyne $\pounds 69,950$

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.



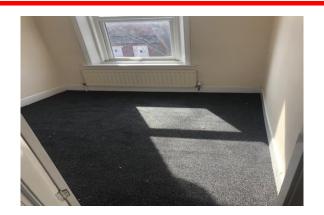
MASTER BEDROOM

Master bedroom to the front of the proeprty.Large windows, socket points and Raditor.



BEDROOM 2

Samller 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

First Floor Approx. 54.8 sq. metree (590.1 sq. feet)

Total area: approx. 54.8 sq. metres (590.1 sq. feet) 117 Scarborough Road, Newcastel upon Tyne

Energy performance certificate (EPC)



EPC

EPC RATING E

Tenure

Leasehold property with Newcastle City Council.

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.