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## 176 Middle Street, Walker, Newcastle upon Tyne

**£ 64,950**

Middle Street is new to the market!

A fantastic opportunity to purchase a beautiful two bedroom ground floor flat situated in the heart of Walker; this property does currently have a tenant but can also be sold vacant.

Great for investors expanding their portfolio or an opportunity for first time buyers.

The property is fully double glazed and has gas central heating throughout.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.2 Mile

Benfield School ... 1.2 Mile

Walkergate Community School ... 0.9 Mile

RVI Hospital ... 4.3 Mile

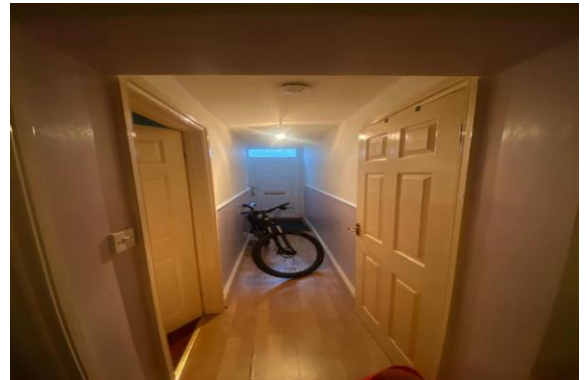
Council Tax Band - A

EPC Rating - D - Full details upon request.

176 Middle Street, Walker, Newcastle upon Tyne

## **ENTRANCE PORCH**

Entrance hall



## **LOUNGE**

The large lounge area has plenty of space to kick back and relax



## **KITCHEN**

The kitchen area is full of units for the everyday essentials.



## **MASTER BEDROOM**

The master bedroom is to the front of the property.

## **BEDROOM 2**

The small bedroom is to the rear.



## BATHROOM

The bathroom to the rear is complete with a bath and overhead shower, as well as a wc and pedestal hand basin.



## EPC

EPC Rating - D

|  |   |                           |
|--|---|---------------------------|
| 176, Middle Street<br>NEWCASTLE UPON TYNE<br>NE6 4BY |   | Energy rating<br><b>D</b> |
| Valid until<br><b>8 December 2025</b>                | Certificate number<br><b>0888-4974-7252-1905-5924</b> |                           |
| <b>Property type</b>                                 | Ground-floor flat                                     |                           |
| <b>Total floor area</b>                              | 68 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.