



ronbreen  
Estate Agents

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## **253 St Anthony's Road, Walker, Newcastle upon Tyne, NE6 2NN**

- . A fantastic opportunity to purchase this 4 bedroom semi-detached house
- . Lounge
- . Dining room
- . Kitchen
- . Requires updating throughout
- . Garden to rear
- . Council tax band A
- . EPC rating F
- . On street parking

**£110,000**

[www.rbreen.co.uk](http://www.rbreen.co.uk)

**0191 265 9339**

To the market we offer this fantastic 4 bedroom semi-detached house which needs updating throughout. The property benefits from UPVC double glazing, decent size rooms and a garden to rear. Ideal for 1st time buyers looking to make a home.

The Property comprises of:-

**ENTRANCE HALL** UPVC door to side, carpet to hallway and stairs.

**LOUNGE** 10.8 x 16.6

Carpet flooring, suspended transparent ceiling with fluorescent lighting, stone fireplace and hearth with electric fire, wall lights, wallpaper, large UPVC double glazed window to front.



**DINING ROOM** 10.9 x 10.5

Carpet flooring, coved ceiling, wallpaper to walls and ceiling, electric fire, UPVC double glazed window to front.



**KITCHEN** 8.9 x 11.10

Carpet flooring, base units in white gloss, tiled splashbacks, wallpaper, stainless steel sink unit, free standing gas cooker, 2 large storage cupboards, 2 UPVC double glazed windows to rear, UPVC door to rear, fluorescent lighting.



**BEDROOMS** 1) 17.1 x 9.4 (to downstairs)

Carpet flooring, wallpaper to walls, polystyrene ceiling tiles, UPVC double glazed window to rear.

2) 10.10 x 9.9

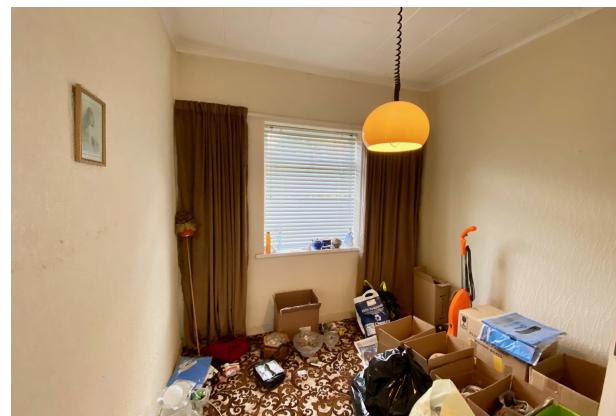
Carpet flooring, wallpaper to walls, UPVC double glazed window to front.

3) 13.1 x 10.10

Carpet flooring, wallpaper to walls, large UPVC window to front, cupboard.

4) 12.4 x 10.7

Carpet flooring, wallpaper to walls, built in cupboards, additional cupboard, UPVC double glazed window to rear.



**BATHROOM**

5.11 x 9.2

Panelled bath, pedestal washbasin, corner shower cubicle with electric shower, vinyl flooring, tiled to half walls, UPVC double glazed window, suite colour in white.

**SEPARATE WC**

Low level WC, tiled half walls, UPVC double glazed window, vinyl flooring.

**HEATING**

Electric fires to downstairs.

**DOUBLE  
GLAZING**

UPVC double glazing throughout.

**EXTERNAL**

Garden to front with hedge and shrubs, wall.  
Garden to rear with path, shrubs and trees.

**TENURE**

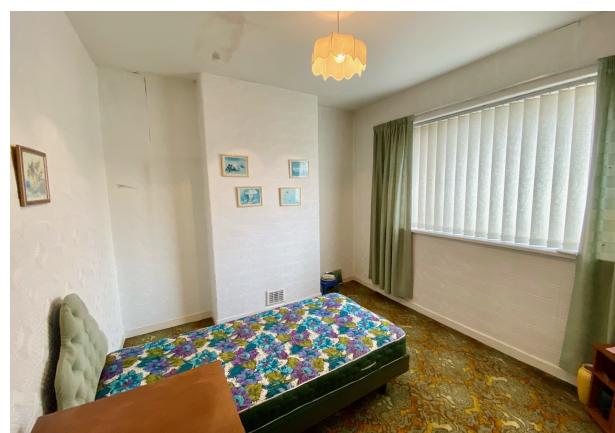
Freehold.

**ADDITIONAL**

Large loft with insulation.

**VIEWING**

By appointment with Ron Breen Estate Agents.





## Certificate contents

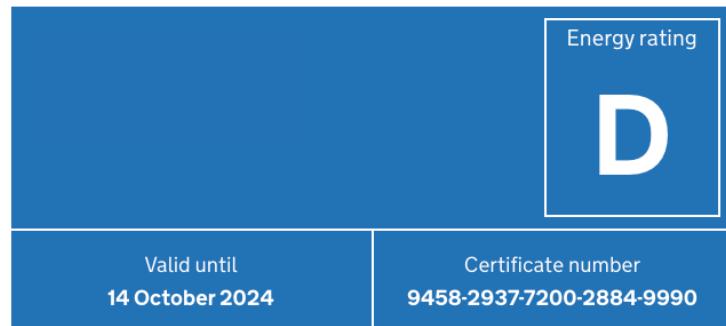
- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
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**Property type**

Ground-floor flat

**Total floor area**

58 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

## Energy rating and score

This property's energy rating is D. It has the potential to be C.

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. 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.

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