

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](http://www.drapropertyservices.co.uk)



## **Sunnycrest Avenue, Walker, Newcastle upon Tyne**

**£ 149,950**

A great opportunity to purchase a 3 bedroom semi-detached property on Sunnycrest Avenue.

Upon arrival you walk into a spacious kitchen. The kitchen has plenty cupboard units for storing away the everyday essentials. The boiler is also housed here. It overlooks the front and rear gardens. Following on from the kitchen, there is doors leading to the dining room / living room. They are complete with wall and ceiling beams throughout, the artex wall gives a cottage effect with 2 large windows either end of the room. On the first floor to the rear of the property you have the master bedroom. Also to the rear of the property, you have the smallest bedroom with built in wardrobes. To the front of the property you have the second bedroom which also has built in wardrobes. The last room on the first floor is the family bathroom, complete with low-level wc, hand basin and bath with overhead shower.

Newcastle City Centre ... 3.3 Mile

Whitley Bay ... 8.5 Mile

Benfield School ... 1.1 Mile

Walkergate Community School ... 0.5 Mile

RVI Hospital ... 3.8 Mile

Council Tax Band - B

EPC Rating - D - Full details upon request

Sunnycrest Avenue, Walker, Newcastle upon Tyne

## DINING ROOM

The dining room is to the right of the property. This continues into the living room.



## LIVING ROOM

The living room is joined onto the dining room, the beams and artex give a cottage feel.



## KITCHEN

The spacious kitchen gives access via the front door. It overlooks both rear and front gardens. There is plenty of cupboard space for the everyday utensils.



## REAR VIEW

To the rear there is a spacious hallway which gives access to the first floor and rear garden.



## FIRST FLOOR

First floor gives access to 3 bedrooms as well as a family bathroom.



## MASTER BEDROOM

Main bedroom at the rear has built in wardrobes.



## BEDROOM 2

The second bedroom.



## BEDROOM 3

The third bedroom also comes with built in wardrobes.



## OUTSIDE

Large sized rear garden.





## BATHROOM

Family bathroom is complete with a bath, overhead shower, low-level wc and hand basin.



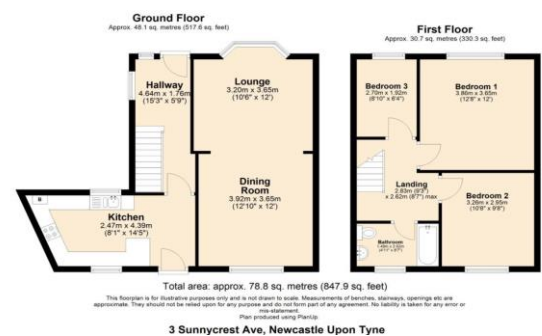
## BATHROOM 2

Bathroom.



## FLOORPLAN

Floorplan



## EPC

EPC rating is a D - Full report upon request.

3, Sunnycrest Avenue  
NEWCASTLE UPON TYNE  
NE6 4JB

Energy rating

D

Valid until  
**23 November 2026**

Certificate number  
**9388-2994-7269-4786-6974**

**Property type** Semi-detached house

**Total floor area** 111 square metres

## Garage

Garage with lights and power, there is also a driveway which gives space for multiple cars.



## Tenure

The property is currently leasehold, however on completion this will be freehold for the new owner.

## 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.