

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)



**Emily Street, Walker, Newcastle upon Tyne**

**£ 750.00**

**Available SOON.**

**Please make an online enquiry**

**We are very happy to bring to the market this 2/3 bed house in Walker, \*\*\* £750pcm \*\*\*  
This is an unfurnished property. The property is undergoing some refurbishment.**

**This property has a separate dining room which could potentially be a 3<sup>rd</sup> bedroom if needed.**

**Lounge, Kitchen, shower room downstairs, 2 large bedrooms upstairs and bathroom with bath en-suite.**

**Brilliant location, close to local schools, shops and transport.**

**References Required. Guarantor may be required, £860.00 Bond Required.**

**There is a holding deposit of £100 that can be deducted from your bond if you application is successful. If the referencing fails this deposit will be non-refundable and you will not be offered a tenancy. \* Management discretion.\***

**Contact The Office For More Information.**

**EPC - D**

**Council tax band - A**



Emily Street, Walker, Newcastle upon Tyne

### **ENTRANCE HALL**

Entrance from main front door.



### **LOUNGE**

Lounge with access to the kitchen, rear yard and shower room.

Radiator and socket points.



### **DINING ROOM**

Dining room. To the front lower level. Separate from all rooms so could be a potential 3<sup>rd</sup> bedroom.

Radiator and socket points.



### **KITCHEN**

Kitchen to the rear with fitted cooker and hob. Room for a washing machine and fridge freezer.



## **FIRST FLOOR**

Top floor landing with storage cupboard.



## **EN-SUITE**

En- Suite - off Master bedroom with bath, hand basin and WC.



## **MASTER BEDROOM**

Master bedroom upstairs with radiator and socket points. Access to the En- suite.



## **BEDROOM 2**

Bedroom 2, upstairs with radiator and socket points.



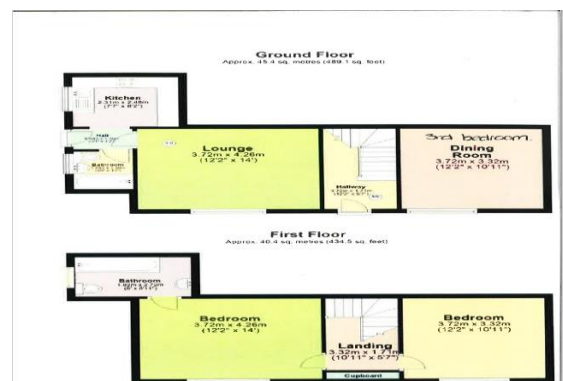
## BATHROOM

Downstairs bathroom with Stand shower, hand basin and WC.



## FLOORPLAN

Floor plan



## EPC

EPC - D

6, Emily Street NEWCASTLE UPON TYNE NE6 2QY		Energy rating <b>D</b>
Valid until <b>3 August 2030</b>	Certificate number <b>8720-7723-0870-1351-2202</b>	

Property type	end-terrace house
Total floor area	70 square metres

