

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



Cleadon Street, Walker, Newcastle upon Tyne

£ 69,950

David Robson & Associates are excited to bring to the market this recently modernised two bedroom upper flat situated on Cleadon Street in Walker. **Great for a first time buyer**

The property has been redecorated throughout to a high standard and ready move into.

The upper flat is a large 2 bedroom flat with good sized bedrooms, lounge, bathroom, separate WC, kitchen and private rear yard. Recently refurbished to a good standard.

The Full unit is electric throughout with water tank and electric panel heaters. UPVC Windows throughout.

Council Tax - A

EPC - E

Newcastle City Centre ... 3 Mile

RVI Hospital...3.5 Mile

Welbeck Academy...0.2 Mile

Walker Riverside Academy ...1.4 Mile

LIVING ROOM

Living room has been recently decorated, tv point, socket points and spot lights.



KITCHEN

Recently modernised kitchen with an inset sink and mixer taps, partially tiled walls, wall and base units, electric point and electric wall heater.



FIRST FLOOR

To the top of the stairs to the right is the living room, two bedrooms, kitchen and bathroom. To the left is the separate WC and stairs which lead down to the rear yard.



MASTER BEDROOM

Large master bedroom to the front of the property recently decorated with UPVC window



BEDROOM 2

Large second bedroom with fitted wardrobes, UPVC windows.



OUTSIDE

Separate rear yard with access from lane



BATHROOM

Newly fitted bathroom suite with partially tiled walls, bath, electric overhead shower and hand basin. There is also a storage cupboard with water tank.



W.C.

Separate WC.



EPC

EPC Rating for the upper flat - E

2, Cleaton Street NEWCASTLE UPON TYNE NE6 2HY	Energy rating E
Valid until 16 March 2035	Certificate number 2135-3127-0300-0137-9292
Property type Top-floor flat	
Total floor area 59 square metres	

Tenure

Freehold

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