



ronbreen
Estate Agents

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89 Church Walk, Walker, Newcastle upon Tyne, NE6 3HT

- . An attractive 3 bedroom mid link house
- . Kitchen
- . Bathroom/WC
- . Combi central heating
- . UPVC double glazing throughout

- . Garden to rear
- . EPC rating C
- . On Street parking bay area
- . Early viewing recommended

£150,000 Offers in the region of

www.rbreen.co.uk

0191 265 9339

To the market we offer this attractive 3 bedroom mid link house benefitting from an updated kitchen and open plan dining room and living room. This is an ideal family home for first time buyers and ready to move into. Early viewing is highly recommended.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, laminate flooring, double radiator.

WC 4.4 x 4.2
Low level WC, washbasin, plastic cladding to walls, UPVC double glazed window, laminate flooring, radiator.

LOUNGE/DINING ROOM 10.0 x 20.1
Carpet flooring, double radiator x2, UPVC glazed doors to rear, UPVC double glazed bay window to rear, cornice ceiling, dado rail.

KITCHEN 9.11 x 10.4
Base and wall units in grey with white laminate worktops, stainless steel sink unit, double cooker with 8 gas hobs, stainless steel splashback, laminate white splashbacks, laminate flooring, radiator, area for fridge/freezer, plumbed for washing machine.

BEDROOMS

- 1) 12.7 x 10.3
Carpet flooring, double radiator, UPVC double glazed window to front.
- 2) 10.0 x 8.0
Carpet flooring, double radiator, UPVC double glazed window to front, storage cupboard.
- 3) 10.4 x 10.7
Carpet flooring, UPVC double glazed window to front, double radiator, cupboard.



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|----------------|--|
| BATHROOM/WC | 9.10 x 4.5 Panelled bath, electric shower over with shower curtain, low level WC, pedestal washbasin, tiled to all walls, laminate flooring, double radiator, UPVC double glazed window to front. |
| HEATING | Combi Ideal gas central heating boiler. |
| DOUBLE GLAZING | UPVC double glazing throughout. |
| EXTERNAL | On street parking bays. garden to rear, fencing, plants. |
| TENURE | Freehold. |
| ADDITIONAL | |
| VIEWING | By appointment with Ron Breen Estate Agents. |





Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- Smart meters
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

- Email
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|--|--------------------------|---------------------------|
| 89 Church Walk NEWCASTLE UPON TYNE NE6 3HT | | Energy rating C |
| Valid until | Certificate number | |
| 7 September 2035 | 4335-9421-0500-0108-4202 | |

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|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 81 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](#).

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. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.rbreen.co.uk