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## Moorland Crescent, Walker, Newcastle upon Tyne

**£ 144,950**

\* Large Three/Four Bedroom Semi Detached \*

\* Private North Facing Rear Garden \*

\* Off Street Parking \*

\* Council Tax Band A \* Energy Rating D \*

Newcastle City Centre ... 3.0 Mile

Whitley Bay ... 8.4 Mile

Benfield School ... 0.8 Mile

Walkergate Community School ... 0.4 Mile

RVI Hospital ... 3.5 Mile

Moorland Crescent, Walker, Newcastle upon Tyne

## ENTRANCE HALL

Entrance hall gives access to downstairs via a UPVC door.



## LOUNGE

Spacious lounge with built in storage, radiator and socket points.



## KITCHEN

Large kitchen with built in oven and hob also a rear door which leads to the garden following on there is also a bathroom.



## REAR VIEW

Rear garden



## **SHOWER ROOM**

Shower room with hand basin and towel rail radiator. This also has heated flooring.



## **FIRST FLOOR**

First floor leading to shower room and the 3 bedrooms.



## **MASTER BEDROOM**

Master bedroom to the rear of the property with fitted wardrobes, socket points and radiator.



## **BEDROOM 2**

Second bedroom also to the rear of the property, comes with radiator and socket points.



## **BEDROOM 3**

Third bedroom to the front, with radiator and socket points.





## BEDROOM 4

Fourth bedroom is downstairs. This can be used as an office / playroom or dining room. This has radiators and socket points.



## BATHROOM

The bathroom is to the rear of the ground floor and is complete with bath and overhead shower and screen. Also there is a low level WC and vanity unit. A main feature would be the heated flooring.



## W.C.

Upstairs separate WC.



## FLOORPLAN

Floorplan



## EPC

EPC rating is a D, full details upon request.

<b>45, Moorland Crescent NEWCASTLE UPON TYNE NE6 4AT</b>		<b>Energy rating</b>  <b>D</b>
<b>Valid until</b> <b>23 May 2028</b>		<b>Certificate number</b> <b>0951-2887-7552-9228-1535</b>
<b>Property type</b>		Semi-detached house
<b>Total floor area</b>		104 square metres

## Tenure

David Robson and Associates have been advised by the vendor that the property is Freehold, although we have not seen any legal written confirmation to be able to confirm this. Please contact the branch if you have any queries in relation to the tenure before proceeding to purchase the property

## 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.

## Miscellaneous

The loft has been partially boarded out.