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**Scarborough Road, Walker, Newcastle upon Tyne**  
**£ 53,950**

\* Lower Flat \* Two Bedroom \*

\* Large living area \*

\* Private Yard To Rear \* On Street Parking \*

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

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.2 Mile

Benfield School ... 1.2 Mile

Walkergate Community School ... 0.9 Mile

RVI Hospital ... 4.3 Mile

Scarborough Road, Walker, Newcastle upon Tyne

## **LOUNGE**

Lounge with access to the kitchen. There are radiators and socket points.



## **KITCHEN**

Galley style kitchen which would be in need of some modernisation. There is access to the rear yard via UPVC door. The kitchen leads onto the bathroom.



## **MASTER BEDROOM**

Master bedroom overlooking the front of the property.



## **BEDROOM 2**

Smaller bedroom to the rear of the property. Complete with radiator and socket points.



## OUTSIDE

Shared rear yard.



## EPC

EPC rating D - full details upon request

185 Scarborough Road NEWCASTLE UPON TYNE NE6 2RU		Energy rating <b>D</b>
Valid until <b>7 January 2036</b>	Certificate number <b>2016-1174-0133-9972-1031</b>	
<b>Property type</b>	Ground-floor flat	
<b>Total floor area</b>	68 square metres	

## Tenure

Property is Leasehold with 965 years left.

## 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

This property is within the selective licence area. This is relevant to investors who will want to rent out the property.  
<https://www.newcastle.gov.uk/services/environment-and-waste/environmental-health-and-pollution/private-sector-housing-2>

