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**Cleadon Street , Walker , Newcastle upon Tyne**  
**£ 129,950**

**VIEWING IS A MUST!**

- \* Gable End \* Three Bedroom House \*
- \* Ideal For First Time Buyers \*
- \* Fully Double Glazed \* Gas Central Heating \*
- \* Council Tax Band A \* EPC Rating C \*

Approx.:

Newcastle City Centre ... 3 Mile

RVI Hospital...3.5 Mile

Welbeck Academy...0.2 Mile

Walker Riverside Academy ...1.4 Mile

Cleadon Street , Walker , Newcastle upon Tyne

## LIVING ROOM

Large modern living room, bay window which lets in lots of natural light, laminate flooring, radiator and socket points



## KITCHEN

Galley style modern kitchen, built oven and hob, inset sink and mixer taps, gas and electric points, and PVC doors which lead into the conservatory



## REAR VIEW

Large rear garden with patio, astro turf, access to the conservatory, to the front of the house and garage area which has been converted to a bar.



## MASTER BEDROOM

Master bedroom to the front of the property, laminate flooring, socket points and radiator



## **BEDROOM 2**

Second bedroom which is to the rear of the property with laminate flooring, socket points and radiator



## **BEDROOM 3**

Third bedroom which is at the front of the property with carpeted flooring, socket points and radiator



## **BATHROOM**

Family bathroom which is located downstairs has part tiled walls, bath with an over hear plumbed shower and screen, wc and hand basin.



## **FLOORPLAN**

Floor plan



## EPC

EPC - C, full report on request

## 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

35 Cleaton Street NEWCASTLE UPON TYNE NE6 2HY	Energy rating <b>C</b>
Valid until <b>14 February 2036</b>	Certificate number <b>2111-1367-1101-1111-9189</b>
Property type <b>End-terrace house</b>	
Total floor area <b>71 square metres</b>	

## CONSERVATORY

Large conservatory, which leads from the kitchen with light fittings, sockets and a radiator.



## Garage

Garage has been converted in to a bar and also has electric



## Tenure

The property is 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.

#### **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>