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Ennerdale Road, Walkerville, Newcastle upon Tyne

£ 239,950

**** New to the market, viewing highly recommended! ****

*** 3 Bedroom * 2 Bathroom ***

*** Large Corner Plot * Extended to the rear and side ***

*** Double Glazed with Full Combi Boiler ***

*** Large Turfed South West Garden ***

*** Council Tax Band - A * EPC Rating - C ***

Approx:

Newcastle City Centre ... 4.1 Mile

Whitley Bay ... 8.4 Mile

Central Walker Primary School ... 0.8 Mile

Walker Riverside Academy ... 1.3 Mile

RVI Hospital ... 5 Mile

Ennerdale Road, Walkerville, Newcastle upon Tyne

LOUNGE

Lounge to the front with large bay windows, radiator and socket points. Access through to the kitchen and rear of the property.



DINING ROOM

Dining room is part of the extension to the rear/side. With floor to ceiling glass window and double doors into the side garden. Separate WC also in this section.

Perfect room for entertaining or a play room if you have children.

Ideal for the summer days and evenings to have that live inside outside feeling.



KITCHEN

Kitchen to the rear of the property and comprises of washer, dishwasher, 2 single ovens and 5 ring gas hob; It also has a composite sink with mixer tap

Plenty cupboard space with a floor to ceiling corner larder, large windows to get that natural light.

leading to the open plan dining room and main garden via patio doors



REAR VIEW

Rear private garden, very low maintenance needed.

Perfect for storage.



FIRST FLOOR

Hallway upstairs with access to the loft.



LOFT

Partially boarded loft with access in the upstairs hallway.

MASTER BEDROOM

Master bedroom to the front of the property with large windows, radiator and storage cupboard. There is also built in wardrobes with extra storage space.



BEDROOM 2

Second bedroom also has a large window and has access to the en suite shower room.

The shower room has Plumbed shower cube, WC and hand basin.



BEDROOM 3

Third bedroom to the rear.



OUTSIDE

Large garden to the side, Amazing area for entertaining or letting the kids play.

South west facing so a good sun trap for those summer days.



BATHROOM

Modern family bathroom, upstairs, with bath, electric shower, WC and hand basin.



W.C.

Separate WC with hand basin.



FLOORPLAN

Floorplan



EPC

EPC rate **C** full report is available upon request.

118 Ennerdale Road NEWCASTLE UPON TYNE NE6 4LJ		Energy rating C
Valid until 14 February 2036	Certificate number 2358-2244-1113-3604-2774	
Property type	Semi-detached house	
Total floor area	99 square metres	

Tenure

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.