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Middle Street, Walker, Newcastle upon Tyne

£ 65,000

- Dont miss this opportunity to purchase a two bedroom upper floor flat situated on Middle Street in Walker.
- This would also be a a great step for first time buyers looking to get on the property ladder.
- The property is fully double glazed and has gas central heating throughout.
- The property is Leasehold with approximately 63 years remaining, full details on request

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

Council Tax Band - A

EPC Rating C - full report on request

Middle Street, Walker, Newcastle upon Tyne

LIVING ROOM

Large living room with laminate flooring, radiator, socket points and access to the kitchen



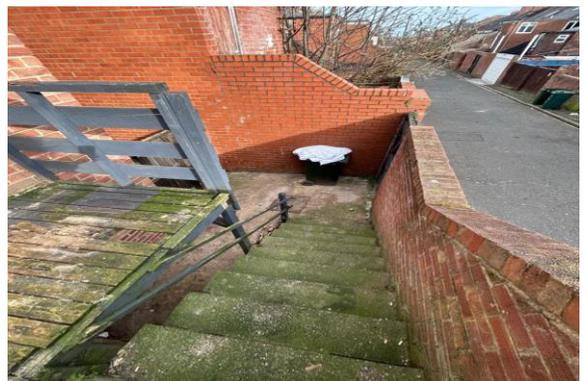
KITCHEN

Galley style kitchen with wall and base units, vinyl flooring, radiator and access to the bathroom and rear yard.



REAR VIEW

Shared access to rear yard but is partitioned off for privacy.



MASTER BEDROOM

Master bedroom is to the front of the property and is the larger of the two, laminate flooring, built in wardrobes, radiators and socket points



BEDROOM 2

Second bedroom is also located to the front of the property and has, laminate flooring, built in wardrobes, radiators and socket points



BATHROOM

Family bathroom has vinyl flooring with a bath, overhead plumbed shower, low-level wc and hand basin.



EPC

EPC Rating C - Full report on request

Energy performance certificate (EPC)		
177 Middle Street NEWCASTLE UPON TYNE NE5 4BY	Energy rating C	Valid until: 24 February 2036
		Certificate number: 2911-4313-3124-5133-7881
Property type	Top-floor flat	
Total floor area	66 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Tenure

The property is Leasehold with approximately 63 years remaining, full details on request

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.