

David Robson & Associates Ltd

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**611 Welbeck road, Walker, Newcastle Upon Tyne**  
**£ 86,950**

David Robson and Associates now welcome to the market this large 3 bedroom maisonette located on Welbeck Road.

A perfect opportunity for an investor or first time buyer looking for a project. This property needs some updating, however it does have amazing potential to be beautiful.

Upon arrival you have the stairway to the first floor where you are greeted by a good sized bathroom, following on you enter the open plan living and dining room. The largest bedroom is also on this floor to the front of the property. The kitchen is to the rear and is small and compact with access to the rear yard. The second floor is where you will find the 2 double bedrooms and 2 walk in cupboards in the hallway. This property has potential to be a 4 bedroom.

Newcastle City Centre ... 3.5 Mile

Whitley Bay ... 8.5 Mile

Benfield School ... 1.5 Mile

Walkergate Community School ... 0.8 Mile

RVI Hospital ... 4.2 Mile

Council Tax Band - A

EPC - D - Full details upon request

611 Welbeck road, Walker, Newcastle Upon Tyne

### **DINING ROOM**

Large open plan lounge, dining room with access to the kitchen. Great size windows so lovely and light. High ceilings, radiators and socket points.



### **LIVING ROOM**

Large open plan lounge and dining room, Lounge to the front with big bay windows letting in lots of natural light and original features. Radiators and socket points. This room could be the 4th bedroom.



### **KITCHEN**

Kitchen to the rear comprising of lower and wall cabinets, inset sink with mixer tap, fittings for washing machine. No fitted white goods, Combi boiler location. Plumbed for washer, radiator and socket points. Access to the rear yard. Plenty room to make improvements.



### **MASTER BEDROOM**

Largest bedroom on level 2. Big window with lots of natural light, radiator and socket points.



## **BEDROOM 2**

2nd bedroom on the top level, Large window, radiator and socket points.



## **BEDROOM 3**

Smaller bedroom on level one to the front of the property, radiator and socket points.



## **BATHROOM**

Bathroom on level 1, Large bath, seperate walk in shower and double sinks. The perfect chill area.



## **FLOORPLAN**

Floor plan



## EPC

EPC - D

|  |   |                           |
|--|---|---------------------------|
| 611 Welbeck Road<br>NEWCASTLE UPON TYNE<br>NE6 3AA |   | Energy rating<br><b>D</b> |
| Valid until<br><b>17 October 2033</b>              | Certificate number<br><b>9380-3931-2200-4617-3200</b> |                           |
| Property type                                      | Top-floor maisonette                                  |                           |
| Total floor area                                   | 119 square metres                                     |                           |

## Tenure

David Robson and Associates have been advised by the vendor that this property is leasehold, 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.