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**117 Scarborough Road, Walker , Newcastle upon Tyne**  
**£ 69,950**

Don't miss this opportunity to purchase a three bedroom upper flat situated on Scarborough Road in Walker with vacant possession.

Great for investors expanding their portfolio and could potentially receive a 12% yield based on a £650 pcm rent.

This would also be 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.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.2 Mile

Benfield School ... 1.2 Mile

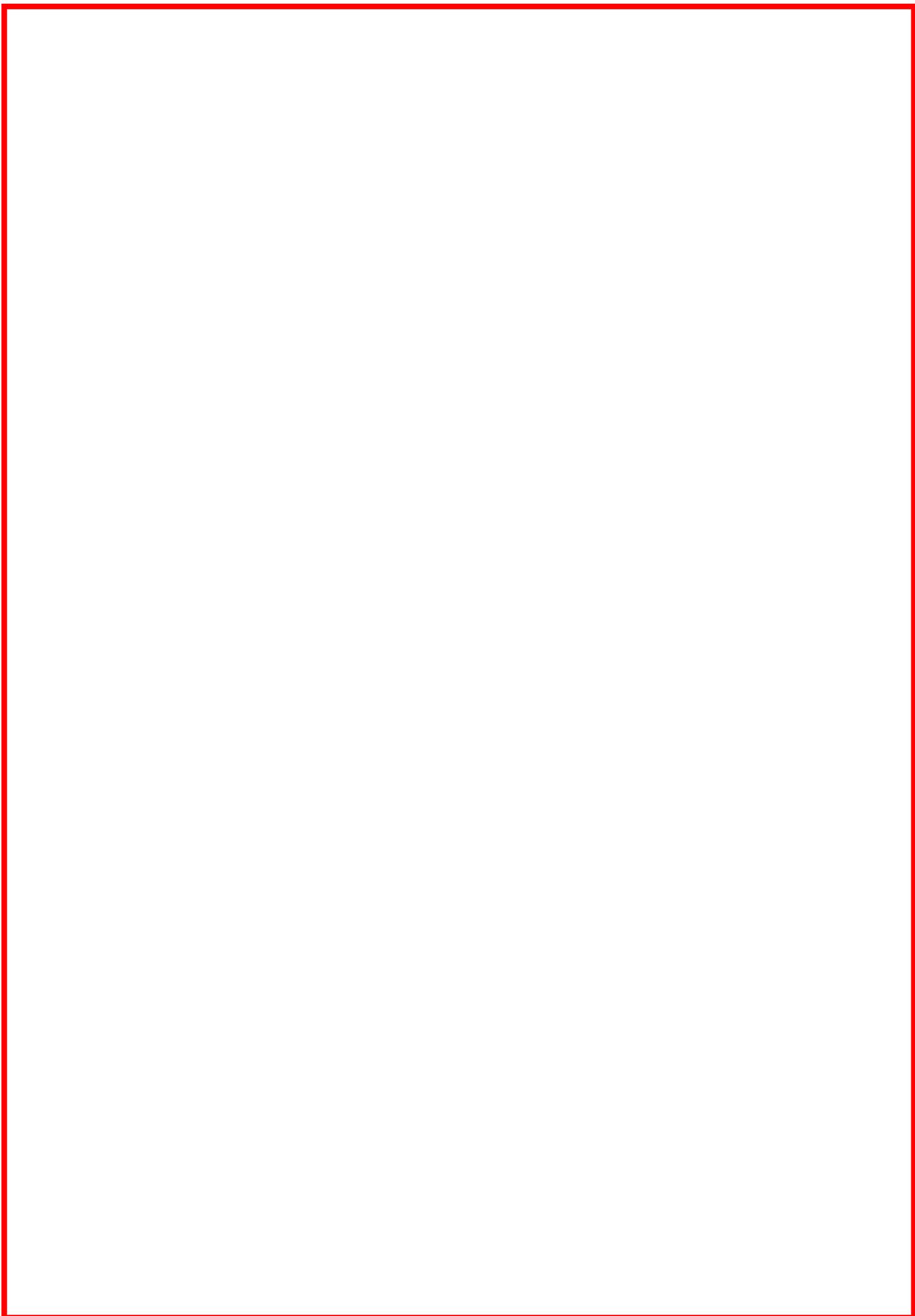
Walkergate Community School ... 0.9 Mile

RVI Hospital ... 4.3 Mile

Council Tax Band - A

EPC Rating - E - Full details upon request.

The property is Leasehold



117 Scarborough Road, Walker , Newcastle upon Tyne

## LOUNGE

Lounge to the rear with access to the kitchen.



## KITCHEN

Kitchen to the rear, this is where the combi boiler is situated, inset sink with mixer tap and wall and base units.



## MASTER BEDROOM

Master bedroom to the front of the property, large windows, socket points and radiator.



## BEDROOM 2

Smaller bedroom to the front, large window, radiator and socket points.



### **BEDROOM 3**

Small bedroom to the rear off the lounge, large window, radiator and socket points.



### **OUTSIDE**

Access to rear yard via kitchen



### **BATHROOM**

Wet room with adapted electric shower, WC and pedestal hand basin.



### **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>

### **FLOORPLAN**

Floor plan



## EPC

EPC RATING E

## Energy performance certificate (EPC)

| Certificate contents   |                  |
|--|------------------|
| <ul style="list-style-type: none"> <li>Rules on letting this property</li> <li>Energy rating and score</li> <li>Breakdown of property's energy performance</li> <li>How this affects your energy bills</li> <li>Impact on the environment</li> <li>Steps you could take to save energy</li> <li>Who to contact about this certificate</li> <li>Other certificates for this property</li> </ul> |                  |
| <p>117, Scarborough Road<br/>NEWCASTLE UPON TYNE<br/>NE6 2RU</p>   |                  |
| Valid until  | Energy rating    |
| 28 January 2026  | <b>E</b>         |
| Certificate number   |                  |
| 0043-2828-7093-9126-8491   |                  |
| Property type  | Top-floor flat   |
| Total floor area   | 61 square metres |

## Tenure

Property is Leasehold with 86 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.