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22 Brampton Avenue, Walker, Newcastle Upon Tyne
£ 115,000

An amazing opportunity to purchase a beautiful 3 bedroom terrace house situated on Brampton Avenue. The accommodation offers a spacious living area, which has a modern twist, huge window to the front which allows a ray of natural light. Great for first time buyers looking to get a foot on the property ladder and ready to move into; also great for investors wanting another property for their portfolio. A spacious modern kitchen to the rear includes a lot of storage space which is fully tiled. The spacious bathroom provides an area to relax all your troubles away in the bath. Moving onto the first floor at the front of the property you have the master bedroom and second bedroom, the third bedroom is to the rear. There is also a separate WC.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 9.0 Mile

Benfield School ... 1.9 Mile

Welbeck Academy ... 1.1 Mile

RVI Hospital ... 4.5 Mile

Council Tax Band - A

EPC Rating - C - Full details upon request.

22 Brampton Avenue, Walker, Newcastle Upon Tyne

ENTRANCE HALL

The entrance hall gives you access to the bathroom, the living area and storage cupboard.



LOUNGE

The spacious lounge is complete with a gorgeous electric fire and surround, as well as socket and TV points.



KITCHEN

The kitchen is to the rear of the property. It is fully tiled throughout with vinyl flooring. There is plenty cupboard space for storing away all the necessities.



REAR VIEW

The rear garden is a huge area. Perfect for those hot summer days.



FIRST FLOOR

The first floor is fully carpeted. It gives access to the 3 bedrooms as well as the separate WC.



MASTER BEDROOM

The master bedroom is to the front of the property.



BEDROOM 2

The second bedroom is also to the front of the property. It has a storage cupboard which would be great for space saving.



BEDROOM 3

The third bedroom is to the rear of the property. It also has a storage cupboard.



BATHROOM

The bathroom is on the ground floor. It consists of a bath and overhead shower as well as a vanity unit.



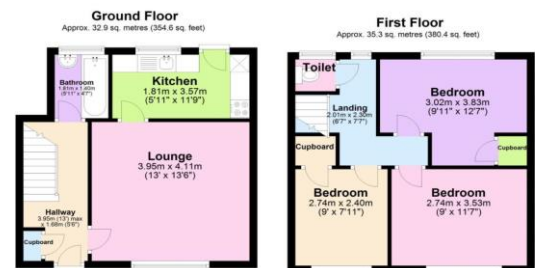
W.C.

The separate WC is on the first floor.



FLOORPLAN

Floorplans for the property



Total area: approx. 68.3 sq. metres (734.9 sq. feet)
22 Brampton Ave, Walker, Newcastle upon Tyne

EPC

EPC Rating - 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
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

22 Brampton Avenue NEWCASTLE UPON TYNE NE6 3LX		Energy rating C
Valid until 10 July 2033	Certificate number 6507-7723-6010-5869-0296	
Property type	Mid-terrace house	
Total floor area	69 square metres	

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.