

David Robson & Associates Ltd

109 Scrogg Road

Walker

Newcastle upon Tyne

NE6 4HA

T. 0191 276 1995

F. 0191 240 6868

E. davidrobson\_propertymanagement@hotmail.co.uk

[www.drapropertyservices.co.uk](http://www.drapropertyservices.co.uk)



**52 Dunmorlie Street, Walker, Newcastle upon Tyne**  
**£ 124,950**

We are excited to welcome back to the market this 4 / 5 bedroom semi-detached house in Walker Newcastle upon Tyne.

The first floor consists of a spacious open plan lounge and dining room, compact kitchen to the rear and small bedroom. Private rear garden and front drive way.

On the first floor there are 4 bedrooms. The largest bedroom is the only room which gives access to the bathroom. The family bathroom is actually a wet room, there is a walk in shower, toilet and a hand basin.

**Approx.**

Newcastle City Centre ... 2.8 Mile

Whitley Bay ... 9.4 Mile

Walker Riverside Academy ... 1.7 Mile

Welbeck Academy... 0.2 Mile

RVI Hospital ... 3.5 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.

52 Dunmorlie Street, Walker, Newcastle upon Tyne

### **DINING ROOM**

Dining room to the rear of the property, spacious area for a family meal.



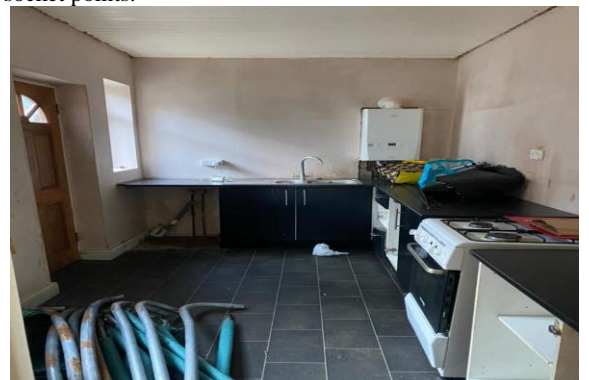
### **LIVING ROOM**

Large lounge which is very spacious with great natural light. Socket points and Radiators



### **KITCHEN**

There is access to the rear garden via a wooden door, inset sink, cooker point and socket points.



### **MASTER BEDROOM**

Large front Bedroom with window, Radiator and socket points.



## BEDROOM 2

Large rear bedroom with main bathroom (wet room) access. Window, radiator and socket points.



## BEDROOM 3

Small rear bedroom with window, Radiator and socket points.



## BEDROOM 4

Small front bedroom with window, Radiator and socket points



## BEDROOM 5

Small rear bedroom with window, Radiator and socket points.



## OUTSIDE

Private rear garden with large conifers, patio area and side access.



## BATHROOM

Wet room, WC, basin, radiator and walk in shower.



## EPC

EPC Rating - Full report on request

### Energy performance certificate (EPC)

<b>Certificate contents</b> <ul style="list-style-type: none"> <li>Rules on letting this property</li> <li>Energy performance rating for this property</li> <li>Breakdown of property's energy performance</li> <li>Environmental impact of this property</li> <li>Improve this property's energy performance</li> <li>Estimated energy use and potential savings</li> <li>Contacting the assessor and accreditation scheme</li> <li>Other certificates for this property</li> </ul>	<table border="1"> <tr> <td data-bbox="1101 1120 1276 1265">           S2, Dunmorie Street            NEWCASTLE UPON TYNE            NE6 2JL         </td><td data-bbox="1276 1120 1457 1265"> <b>Energy rating</b>  <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div> </td></tr> <tr> <td data-bbox="1101 1265 1276 1321">           Valid until  <b>27 September 2026</b> </td><td data-bbox="1276 1265 1457 1321">           Certificate number  <b>8686-7421-4720-4783-9926</b> </td></tr> <tr> <td data-bbox="1101 1321 1276 1350"> <b>Property type</b> </td><td data-bbox="1276 1321 1457 1350">           end-terrace house         </td></tr> <tr> <td data-bbox="1101 1350 1276 1350"> <b>Total floor area</b> </td><td data-bbox="1276 1350 1457 1350">           123 square metres         </td></tr> </table>	S2, Dunmorie Street NEWCASTLE UPON TYNE NE6 2JL	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>	Valid until <b>27 September 2026</b>	Certificate number <b>8686-7421-4720-4783-9926</b>	<b>Property type</b>	end-terrace house	<b>Total floor area</b>	123 square metres
S2, Dunmorie Street NEWCASTLE UPON TYNE NE6 2JL	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; text-align: center;">D</div>								
Valid until <b>27 September 2026</b>	Certificate number <b>8686-7421-4720-4783-9926</b>								
<b>Property type</b>	end-terrace house								
<b>Total floor area</b>	123 square metres								

## Tenure

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.