

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



43 Lancefield Avenue, Walker, Newcastle upon Tyne

£ 119,950

Situated on Lancefield Avenue, this huge 3 bedroom house would be perfect for an addition to your portfolio or a family home. A delightful spacious house which needs to be viewed internally to be fully appreciated. The property is double glazed throughout and has gas central heating. On the ground floor there is a large sized living area and kitchen with access to the rear garden. On the first floor there is 3 bedrooms, one master and double to the front, and a smaller bedroom to the rear. In addition, there is a bathroom which contains an adapted shower cubicle as well as hand basin. There is a separate WC room. Externally there is an enclosed garden to the rear which is of a good size and contains borders all around. To the side of the property there is a large garage which is big enough to fit a car as well as having a parking space.

Newcastle City Centre ... 2.6 Mile
Walker Riverside Academy ... 1.7 Mile
Central Walker Primary School ... 197 ft
RVI Hospital ... 4.7 Mile
Whitley Bay ... 9.7 Mile

Council Tax Band - A
EPC Rating - C

43 Lancefield Avenue, Walker, Newcastle upon Tyne

ENTRANCE HALL

The entrance gives access to the living room and the kitchen.



LOUNGE

The large lounge area is well lit via windows to the front and rear.



KITCHEN

The kitchen bends around the corner. Giving a big kitchen / dining area. There is a spot for a plumbed washing machine also a sink with mixer tap.



REAR VIEW

The huge garden to the rear can also be accessed via a side gate.



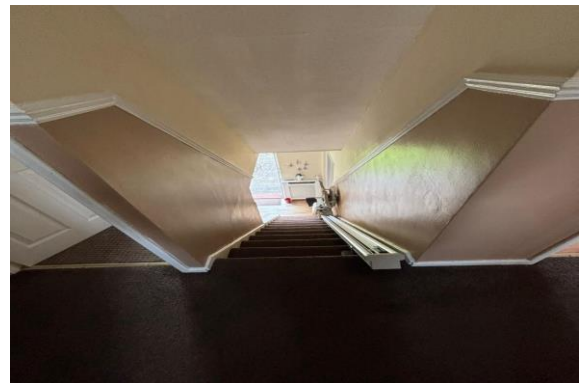
UTILITY ROOM

The extended part of the kitchen.



FIRST FLOOR

The first floor gives access to the 3 bedrooms as well as the bathroom and WC.



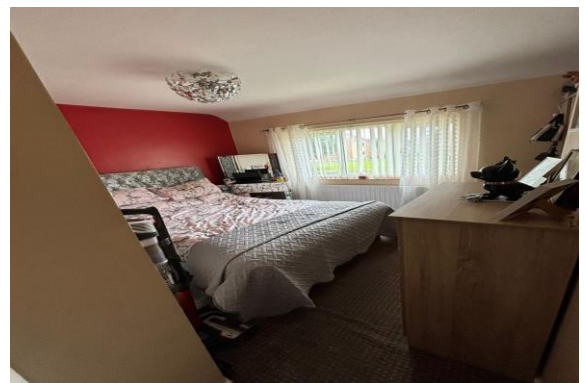
MASTER BEDROOM

The master bedroom is to the front of the property.



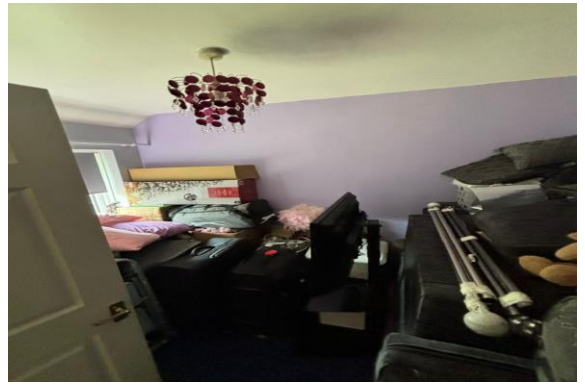
BEDROOM 2

The second bedroom is to the front of the property.



BEDROOM 3

The smallest bedroom is to the rear.



BATHROOM

The bathroom has an adaptable shower cubicle and hand basin.



W.C.

The separate WC is beside the bathroom.



EPC

EPC rating - C - Full details upon request.

43, Lancefield Avenue NEWCASTLE UPON TYNE NE6 2NP		Energy rating C
Valid until 28 November 2026	Certificate number 8586-7429-4299-6825-6996	
Property type	End-terrace house	
Total floor area	77 square metres	

Tenure

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