

David Robson & Associates Ltd

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## 11 Winslow Close, Walker, Newcastle upon Tyne

**£ 120,000**

We are delighted to bring to the market this spacious 3 bedroom end terraced house situated on Winslow Close. On the ground floor of this property there is a large living area and a kitchen as well as a separate WC. Upon immediate arrival you have the separate WC to the right, the door to the left is the living area; this would make for a great family room to relax and kick your feet up after a long day. Following on you have the large kitchen / dining area, excellent for when cooking up a storm or hosting the perfect family meal. The rear garden is a fantastic size! This would be great for family time or entertaining as there is a concrete patio area; perfect for a BBQ on those summer nights

On the first floor there is 3 good sized bedrooms as well as a family bathroom and 2 storage cupboards; one of which houses the boiler.

The master and third bedroom are double rooms, the second bedroom would be a single. The bathroom has a bath as well as an overhead shower, low level basin and wc.

Newcastle City Centre ... 3.9 Mile

Whitley Bay ... 8.2 Mile

Walker Riverside Academy ... 1.0 Mile

Tyneview Primary School ... 0.2 Mile

RVI Hospital ... 4.5 Mile

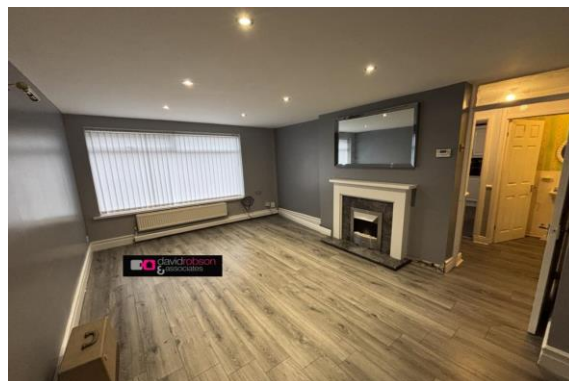
Council Tax Band - A

EPC Rating - C - Full details upon request.

11 Winslow Close, Walker, Newcastle upon Tyne

## LIVING ROOM

The large living room.



## KITCHEN

Kitchen with 2 storage cupboards



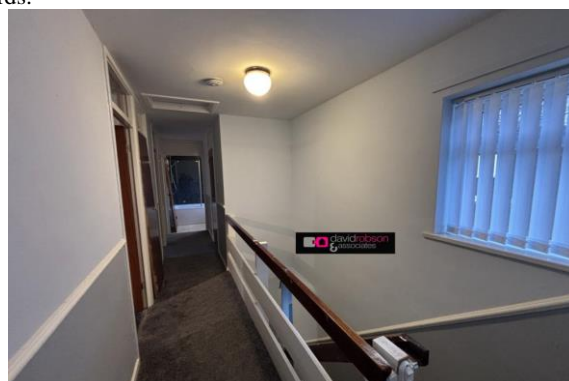
## REAR VIEW

Rear garden is paved and tarmacked.



## FIRST FLOOR

First floor gives access to the 3 bedrooms, family bathroom and 2 storage cupboards.



## MASTER BEDROOM

Master bedroom.



## BEDROOM 2

Second bedroom.



## BEDROOM 3

Third bedroom.



## BATHROOM

Family sized bathroom with bath and overhead shower. Also low-level toilet and hand basin.



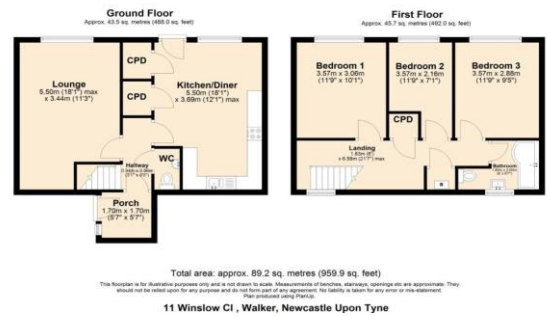
## W.C.

Seperate WC downstairs.



## FLOORPLAN

Floorplan



## EPC

EPC rating is a C - full details upon request.

<b>11 Winslow Close</b> <b>NEWCASTLE UPON TYNE</b> <b>NE6 3QF</b>		<b>Energy rating</b> <b>C</b>
<b>Valid until</b> <b>20 January 2035</b>		<b>Certificate number</b> <b>2876-4536-9105-3191-7279</b>
<b>Property type</b>		End-terrace house
<b>Total floor area</b>		91 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.

