

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



5 Palmerston Avenue, Walkergate, Newcastle upon Tyne
£ 165,000

**** OFFERS OVER ****

We are delighted to bring to the market this 3 bedroom situated on Palmerston Avenue.

Once arriving at the property you are met by a large entrance hall which gives access to the living room and the stairs. The first room is a large open planned living room / dining room; there is 2 large bay windows on either side which allow in natural light; making these rooms nice and bright. There is also an electric fire with surround as a focal piece. Following from the dining room is a door leading to the kitchen; the kitchen is fully tiled with vinyl flooring, there is a built in oven and hob; perfect for cooking all those delicious meals. There is entry to the garage via the kitchen; this is perfect for storage and gives access to the rear garden. The rear garden is a private enclosed area with walls all around, there is some lawn and patio area; perfect place to catch the summer sunshine rays.

On the first floor there is 3 large bedrooms as well as a family bathroom with separate WC. The master bedroom is to the front of the property and has fitted wardrobe, drawers and vanity area. The second bedroom is to the rear of the property; it also has fitted wardrobes and shelving. The third bedroom is to the front of the property and has sliding mirrored wardrobes fitted. The family bathroom is to the rear, it has fully tiled walls, a bath and stand-alone shower. The separate WC is also fully tiled and has a low-level toilet.

Newcastle City Centre ... 3.1 Mile

Whitley Bay ... 8.3 Mile

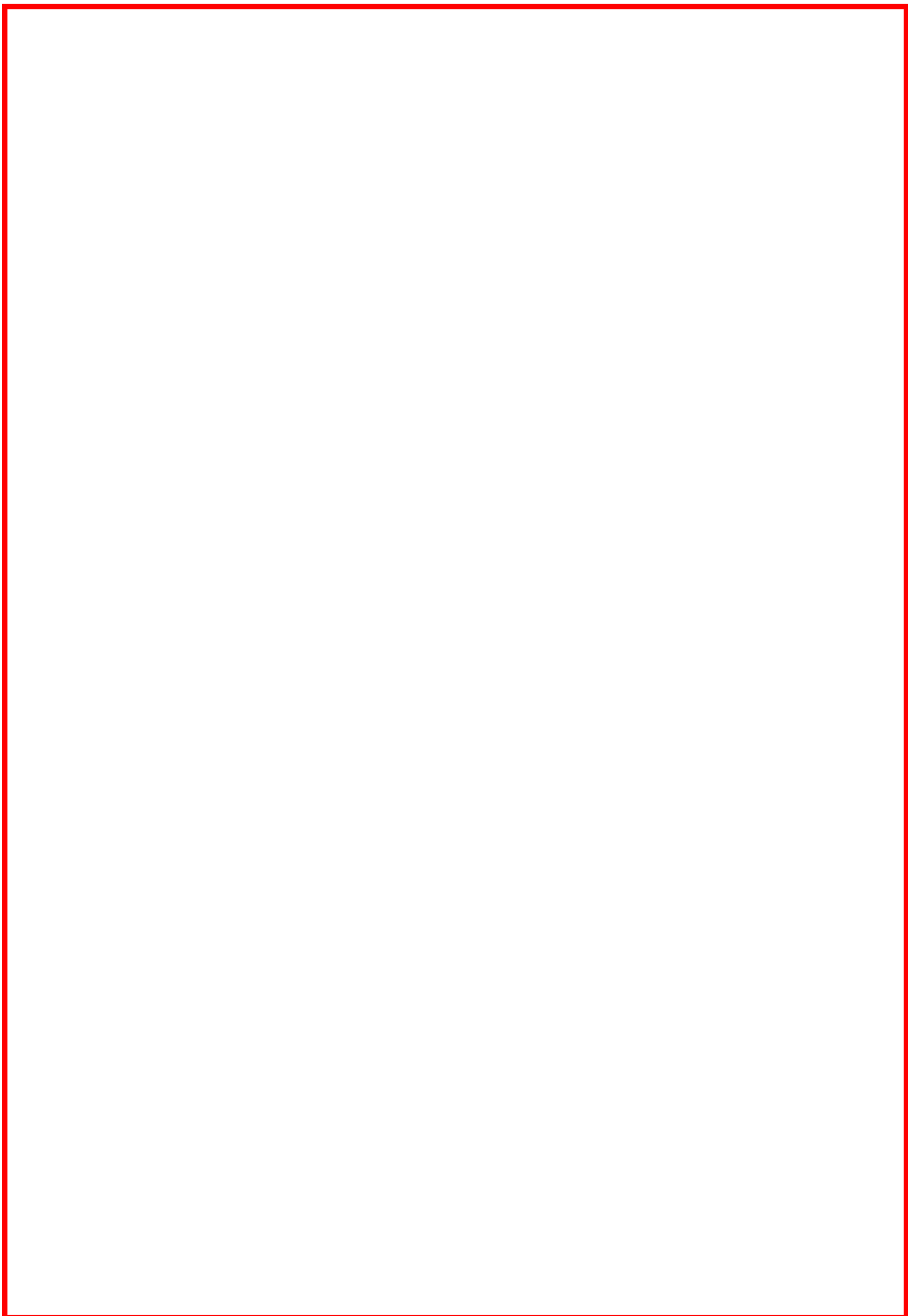
Benfield School ... 0.5 Mile

Walkergate Community School... 0.1 Mile

RVI Hospital ... 3.8 Mile

Council Tax Band - B

EPC Rating - D - Full details upon request.



5 Palmerston Avenue, Walkergate, Newcastle upon Tyne

ENTRANCE HALL 4.39m x 1.98m (14' 5'' x 6' 6'')

Carpet flooring, radiator, socket points, upvc front door and a cupboard under the stairs.



LOUNGE 7.65m x 3.99m (25' 1'' x 13' 1'')

Large open plan lounge / dining room with two large windows. Very spacious with great natural light. Socket points, radiators, electric fire with surround.



DINING ROOM 7.65m x 3.99m (25' 1'' x 13' 1'')

Large open plan lounge / dining room with two large windows. Very spacious with great natural light. Socket points, radiators, and leads into the kitchen.



KITCHEN 3.61m x 3.3m (11' 10'' x 10' 10'')

Fully tiled kitchen complete with vinyl flooring. The work tops are all round edged. The inset sink comes with mixer taps. Within the kitchen there is also a built in oven and hob. There is a place for a plumbed washer; also electric and gas points; radiator and socket points,



WORKSHOP

Large garage space which has electrics and this is where the boiler is situated. Door which leads to the rear garden.



FIRST FLOOR 3.05m x 2.74m (10' 0'' x 9' 0'')

Carpet flooring and socket points.



MASTER BEDROOM 3.51m x 3.35m (11' 6'' x 11' 0'')

Carpeted flooring, radiator, socket points and fitted wardrobes.



BEDROOM 2 3.15m x 3.58m (10' 4'' x 11' 9'')

Carpeted flooring, radiator, socket points and fitted wardrobes.



BEDROOM 3 2.74m x 2.46m (9' 0'' x 8' 1'')

Carpeted flooring, radiator, socket points and fitted wardrobes.



OUTSIDE

Large rear garden with lawn and patio areas.



BATHROOM 1.78m x 1.83m (5' 10'' x 6' 0'')

The bathroom in this property has fully tiled walls and laminate flooring. It offers a bath, stand alone shower unit hand basin, radiator.



W.C. 1.19m x 0.81m (3' 11'' x 2' 8'')

Fully tiled walls and wc.



EPC

EPC Rating - D Full report on request

Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

5 Palmerston Avenue NEWCASTLE UPON TYNE NE6 4RD		Energy rating D
Valid until 1 May 2033	Certificate number 0065-2012-3051-2907-7071	
Property type	end-terrace house	
Total floor area	80 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.