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31 Crawford Terrace, Walker, Newcastle upon Tyne
£ 89,000

David Robson & Associates are pleased to bring to the market a three bedroom house located within the popular Walker area of Newcastle upon Tyne.

The property will require some modernisation, but would be an ideal investment property or a first family home.

The property has three large bedrooms, two bathrooms, good size living room, kitchen and rear garden, certainly not one to be missed.

Newcastle City Centre ... 2.5 Mile

Whitley Bay ... 9.0 Mile

Walker Riverside Academy ... 1.2 Mile

St Albans RC Primary School ... 0.8 Mile

RVI Hospital ... 4.1 Mile

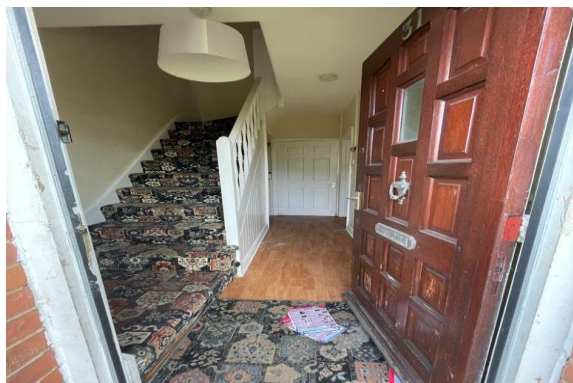
Council Tax Band - A

EPC Rating - B - Full details upon request

31 Crawford Terrace, Walker, Newcastle upon Tyne

ENTRANCE HALL

Large entrance hall which leads to kitchen, living room and the ground floor family bathroom.



LOUNGE

The large living room benefits from laminate flooring, fireplace, socket points, radiator and sliding doors which lead to the conservatory.



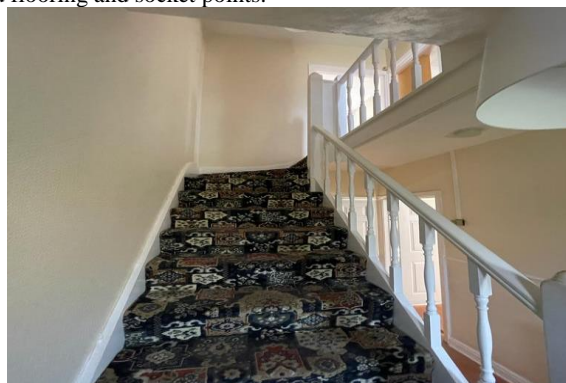
KITCHEN

Fitted kitchen with fully tiled walls, round edge work tops, inset sink, built in cooker and hob, radiator and socket points.



FIRST FLOOR

First floor landing leads to the three bedrooms and the upstairs bathroom, carpeted flooring and socket points.



MASTER BEDROOM

The master bedroom has laminate flooring, fitted wardrobes, ceiling fan, radiator and socket points.



BEDROOM 2

Large second bedroom is to the rear with carpeted flooring, radiator, socket points and storage cupboard.



BEDROOM 3

The smaller of the three bedrooms is also to the rear has laminate flooring, radiator and socket points.



OUTSIDE

To the rear of the property there is a large garden ideal for entertaining or relaxing on those lovely summer nights.



BATHROOM

This is the larger bathroom of the two in this property. It is situated on the ground floor and consists of bath, low level wc, hand basin, bidet and radiator.



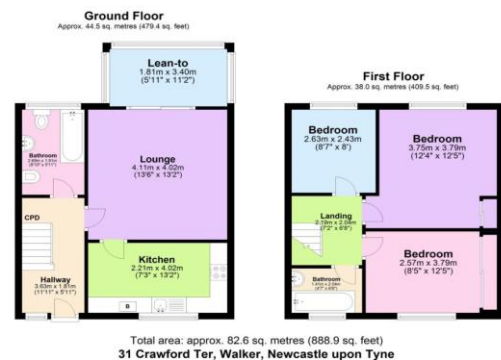
W.C.

This is the second bathroom in the property which is located on the first floor. It consists of a bath, hand basin and over head electric shower.



FLOORPLAN

Floorplans for the property



EPC

EPC Rating - D 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

Email

31 CRAWFORD TERRACE
NEWCASTLE UPON TYNE
NE6 3BA

Energy rating

D

Valid until
22 February 2031

Certificate number
0010-2407-6524-2029-3165

Property type
Mid-terrace house

Total floor area
82 square metres

CONSERVATORY

To the rear of the property leading from the living room there is a carpeted conservatory overlooking the large rear garden.



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.