

David Robson & Associates Ltd

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Walker

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41 Lancefield Avenue, Walker, Newcastle upon Tyne

£ 115,000

Located on Lancefield Avenue, this large 3 bedroom house would be a great 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 with a rear porch, the kitchen has access to the rear garden via the upvc door. On the first floor there is 3 bedrooms, one master and double to the front, and a smaller bedroom to the rear. There is a bathroom which contains a bath with overhead shower 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.

Newcastle City Centre ... 2.6 Mile

Walker Riverside Academy ... 1.7 Mile

Central Walker Primary School ... 198 ft

RVI Hospital ... 4.7 Mile

Whitley Bay ... 9.7 Mile

Council Tax Band - A

EPC Rating - C

41 Lancefield Avenue, Walker, Newcastle upon Tyne

ENTRANCE HALL

The entrance hall gives access to the kitchen, living room and first floor.



DINING ROOM

The dining room over looks the rear garden and has some kitchen storage.



LIVING ROOM

The living room has access to the rear garden via the back porch.



KITCHEN

The kitchen area is compact but has loads of storage for the everyday essentials.



REAR VIEW

The rear garden is spacious with enough room to host a family bbq in the summer days.



FIRST FLOOR

The first floor gives access to 3 bedrooms, family bathroom and wc.



MASTER BEDROOM

The master bedroom is to the front of the property.



BEDROOM 2

The second bedroom is also to the front of the property.



BEDROOM 3

The third bedroom is to the rear.



BATHROOM

The family bathroom is complete with a bath and overhead shower, as well as a low level hand basin.



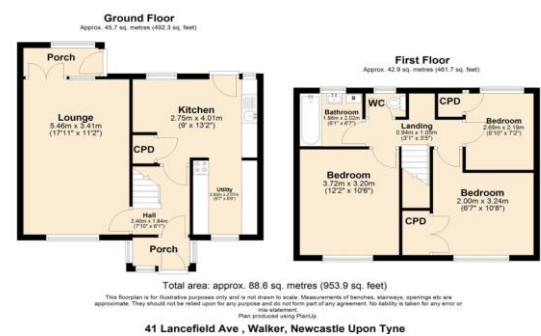
W.C.

There is a separate wc.



FLOORPLAN

Floorplan.



EPC

EPC rating is a D. Full details upon request.

41 Lancefield Avenue
NEWCASTLE UPON TYNE
NE6 2NP

Energy rating

C

Valid until

15 January 2035

Certificate number

2241-5373-4491-7494-9172

Property type

Mid-terrace house

Total floor area

87 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.