

David Robson & Associates Ltd

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94 Eastbourne Avenue, Walker, Newcastle upon Tyne

£ 75,000

David Robson & Associates are pleased to offer to the market this two bedroom lower flat situated on Eastbourne Avenue in Walker. The property comprises of living room, kitchen, bathroom and two bedrooms. Benefiting from double glazed windows and gas central heating. Also has a garage and a rear yard.

EPC Rating - C

Council Tax Band - A

Local Amenities

Welbeck Academy (0.2mile) Walker Riverside Academy (1.5mile) Newcastle shopping park (0.5mile) Newcastle City Centre (1.9mile)

94 Eastbourne Avenue, Walker, Newcastle upon Tyne

ENTRANCE HALL 4.9m x 2.08m (16' 1'' x 6' 10'')

Entrance hall has laminate flooring and has socket points and a radiator.



LIVING ROOM 4.04m x 3.61m (13' 3'' x 11' 10'')

Lounge dining room is carpeted and has radiator, tv points and socket points.



KITCHEN 2.57m x 1.73m (8' 5'' x 5' 8'')

This is a galley style kitchen with gas point, electric point sockets, built in oven and hob and a door which leads to rear yard.



MASTER BEDROOM 3.89m x 3.84m (12' 9'' x 12' 7'')

Laminate flooring, radiator, socket points and tv point.



BEDROOM 2 2.26m x 2.97m (7' 5'' x 9' 9'')

Carpeted flooring, radiator, socket points and tv point.



OUTSIDE

Rear yard with garage



BATHROOM 2.52m x 1.22m (8' 3'' x 4' 0'')

The bathroom has tiled flooring, bath with an overhead electric shower, toilet, hand basin, fully tiled walls and a towel radiator.



EPC

EPC Rating - C, 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

94, Eastbourne Avenue NEWCASTLE UPON TYNE NE6 4DT		Energy rating C
Valid until 7 January 2024	Certificate number 9119-2813-7427-9427-0425	
Property type	Ground-floor flat	
Total floor area	54 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.