

David Robson & Associates Ltd

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£ 61,950

66 Eastbourne Avenue, Walker, Newcastle upon Tyne

New to the market is this 2 bedroom upper flat situated in the quiet residential area Eastbourne Avenue. This compact but spacious property would be ideal for a first time buyer or an investor wanting to expand their portfolio. The first room on the left is the smaller bedroom. The next room is the large front bedroom with built in wardrobes. Following on you then have an open planned living room / dining room, where there is plenty of natural lighting and a feature fire surround. The next room to the rear is the kitchen, this is complete with a brand new boiler and inset sink with mixer taps. The bathroom is also to the rear of the property; it is partially tiled with wood cladding. There is a bath and low-level toilet. There is a garage the rear, which has electric throughout.

Newcastle City Centre ... 4.0 Mile

Whitley Bay ... 7.8 Mile

Benfield School ... 1.3 Mile

Walkergate Community School ... 0.9 Mile

RVI Hospital ... 4.2 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request.

66 Eastbourne Avenue, Walker, Newcastle upon Tyne

LIVING ROOM

The open plan living room / dining room is to the rear of the property, there is large fire surround as a focal point. This is well lit by 2 good sized windows.



KITCHEN

The small compact kitchen to the rear has great potential for a full refurbishment.



REAR VIEW

Rear yard with a garage.



MASTER BEDROOM

Spacious bedroom to the front, complete with built in wardrobes.



BEDROOM 2

Smaller bedroom also to the front.



BATHROOM

The bathroom to the rear is partially tiled and wood cladding. Completing this room there is a bath, low-level toilet and hand basin.



FLOORPLAN

Floorplan



EPC

EPC Rating - D

66 Eastbourne Avenue
NEWCASTLE UPON TYNE
NE6 4DT

Energy rating

D

Valid until

23 September 2034

Certificate number

2605-9112-0412-2061-1111

Property type

Top-floor flat

Total floor area

61 square metres

Garage

The garage has electric throughout.

Tenure

David Robson and Associates have been advised by the vendor that this property is Leasehold, 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.