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136 Westbourne Avenue, Walkergate, Newcastle upon Tyne
£ 104,950

David Robson and Associates is delighted to present this 3 bedroom ground floor flat on Westbourne Avenue. Located in a sought-after area, this spacious property offers the perfect blend of tranquillity and urban convenience. As you step through the hallway, you can access all rooms. The living room to the front of the property is a generous size providing ample space, the perfect setting for family gatherings. Following on you have the master bedroom to the front of the flat, consisting of built in wardrobes. The second bedroom is to the rear and overlooks the gorgeous rear garden. The smallest bedroom is next, this has French doors leading to the rear garden as well as storage space. The family bathroom is conveniently located and is equipped with a walk-in shower, hand basin, WC and a bath. The kitchen is ideal for daily life, making meal preparation and serving perfect family meals. It offers wall and base units for all your storage needs and comes complete with a built oven and hob as well as a 2 year old boiler. Carrying on you have room for a utility area which also gives access to the rear gardens. There is 3 gardens under the ownership of this property, front, side and rear.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.5 Mile

Benfield School ... 0.9 Mile

Walkergate Community School ... 0.5 Mile

RVI Hospital ... 3.9 Mile

Council Tax Band - A

EPC Rating - - Full details upon request.

136 Westbourne Avenue, Walkergate, Newcastle upon Tyne

ENTRANCE HALL

The entrance hall gives access to all the rooms.



LIVING ROOM

The good sized living room is great for family movie nights.



KITCHEN

The kitchen is the perfect place to create family meals. Plenty of storage space for the everyday necessities. There is also a little pantry cupboard.



UTILITY ROOM

Perfect space to create a utility space.



MASTER BEDROOM

Master bedroom to the front of property, with built in wardrobes and a storage cupboard.



BEDROOM 2

Bedroom 2 is at the rear overlooking the garden, also comes with built in wardrobes.



BEDROOM 3

Bedroom three gives access to the rear garden via french doors,



OUTSIDE

Rear garden



BATHROOM

The bathroom has a stand alone shower cubicle, as well as a bath, wc and hand basin.



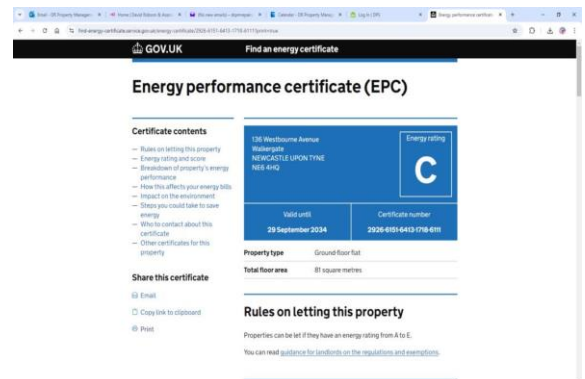
FLOORPLAN

Floorplan for property



EPC

To Follow



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.

