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**133 Kentmere Avenue, Walkerdene, Newcastle Upon Tyne**  
**£ 66,000**

David Robson & Associates are pleased to offer to the market this unique two bedroom lower flat situated on Kentmere Avenue in Walkerdene.

The property offers a spacious living area and kitchen to the rear. Situated at the front of the property you have the master bedroom, complete with a large window which allows in the natural light.

The bathroom provides an area to relax all your troubles away in the bath. As well as a low-level wc and hand basin.

The property is fully double glazed and has storage heaters in each room

Great for first time buyers looking to get a foot on the property ladder or ideal as an investment property.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.4 Mile

Benfield School ... 0.9 Mile

Walkergate Community School ... 0.5 Mile

RVI Hospital ... 3.9 Mile

Council Tax Band - A

EPC Rating - C - Full details upon request.

133 Kentmere Avenue, Walkerdene, Newcastle Upon Tyne

## LOUNGE

Large living room with gas fire and surround, carpet flooring, storage heater, socket points and tv point.



## KITCHEN

The kitchen has partially tiled walls, wall and base units, gas and electric points, socket points, inset sink and access to the side of the property.



## REAR VIEW

Large rear garden with patio and grassed area and side access.



## MASTER BEDROOM

Master bedroom is to the front of the property, laminate flooring, storage heater and socket points.



BEDROOM 2

The second bedroom is to the rear of the property, wooden flooring, storage heater, fire surround, socket points and access to the rear garden, Currently being used as a second lounge.



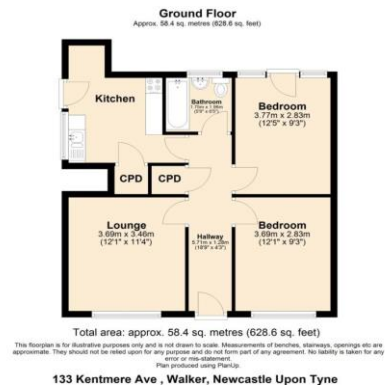
BATHROOM

The bathroom has tiled flooring, bath, low-level wc and hand basin.



FLOORPLAN

Floor plan



EPC

EPC Rating - C 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

133 Kentmere Avenue  
NEWCASTLE UPON TYNE  
NE6 4HH

Energy rating  
**C**

Valid until  
**15 July 2034**

Certificate number  
**2111-6311-0201-5126-5818**

**Property type**  
Ground-floor flat

**Total floor area**  
62.9 sq.m (680 sq.ft)

**Share this certificate**

Tenure

The property is leasehold and there is 966 years left

## **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.