

David Robson & Associates Ltd

109 Scrogg Road

Walker

Newcastle upon Tyne

NE6 4HA

T. 0191 276 1995

F. 0191 240 6868

E. davidrobson_propertymanagement@hotmail.co.uk

www.drapropertyservices.co.uk



25 Calderdale Avenue, Walker, Newcastle upon Tyne

£ 150,000

We are pleased to be asked to market this 2 bedroom house situated in the quiet area of Walkerdene, within walking distance of local schools and transport links.

The property comprises of an entrance hallway, leading to living room, kitchen, downstairs WC and stairs to 2 bedrooms and bathroom.

A spacious living room with a large bay window, the perfect room for relaxation and entertainment. Moving into the kitchen, it's compact with a lot of storage space; there is also a breakfast bar. There is a utility room to the rear leading into the garden, where there is a detached garage with electricity supply and sockets.

The master bedroom has a large bay window to allow a lot of natural lighting. The second bedroom to the side of the property is a spacious room that fits a double bed comfortably. The bathroom completes the upstairs, it has a bath, low-level toilet, hand basin and a stand alone shower cubicle, the bathroom also houses the boiler.

At the top of the stairs there is a loft hatch.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.1 Mile

Walker Riverside Academy ... 0.7 Mile

Walkergate Community School ... 0.7 Mile

RVI Hospital ... 4.2 Mile

Council Tax Band - B

EPC Rating - C - Full details upon request.

25 Calderdale Avenue, Walker, Newcastle upon Tyne

ENTRANCE HALL

Lovely open hallway.



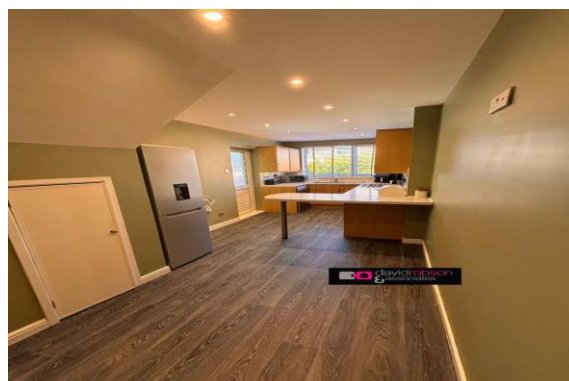
LIVING ROOM

Stunning large living room with a huge bay window.



KITCHEN

Kitchen with storage cupboards and a built in oven and hob.



REAR VIEW

Rear garden.



UTILITY ROOM

Utility room plumber for a washing machine and dryer.



MASTER BEDROOM

Large bedroom to the front with huge bay window.



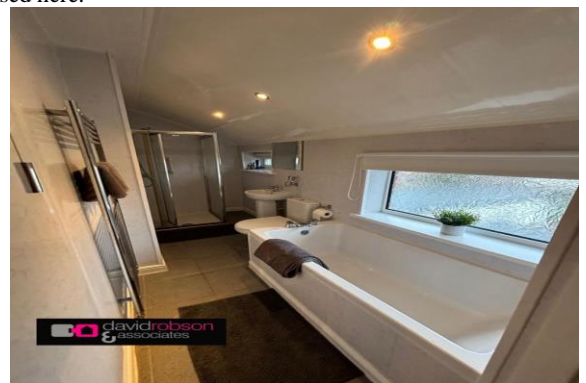
BEDROOM 2

Smaller bedroom to the side is still big enough to be a double room.



BATHROOM

The bathroom does have a bath as well as a stand alone shower. The boiler is housed here.



EPC

EPC rating C. Full details upon request.

25, Calderdale Avenue
NEWCASTLE UPON TYNE
NE6 4HN

Energy rating

C

Valid until
7 October 2029

Certificate number
9860-2878-7606-9001-6855

Property type Semi-detached house

Total floor area 84 square metres

Tenure

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

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.