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## **181 Ennerdale Road, Walkerdene, Newcastle upon Tyne**

**£ 159,950**

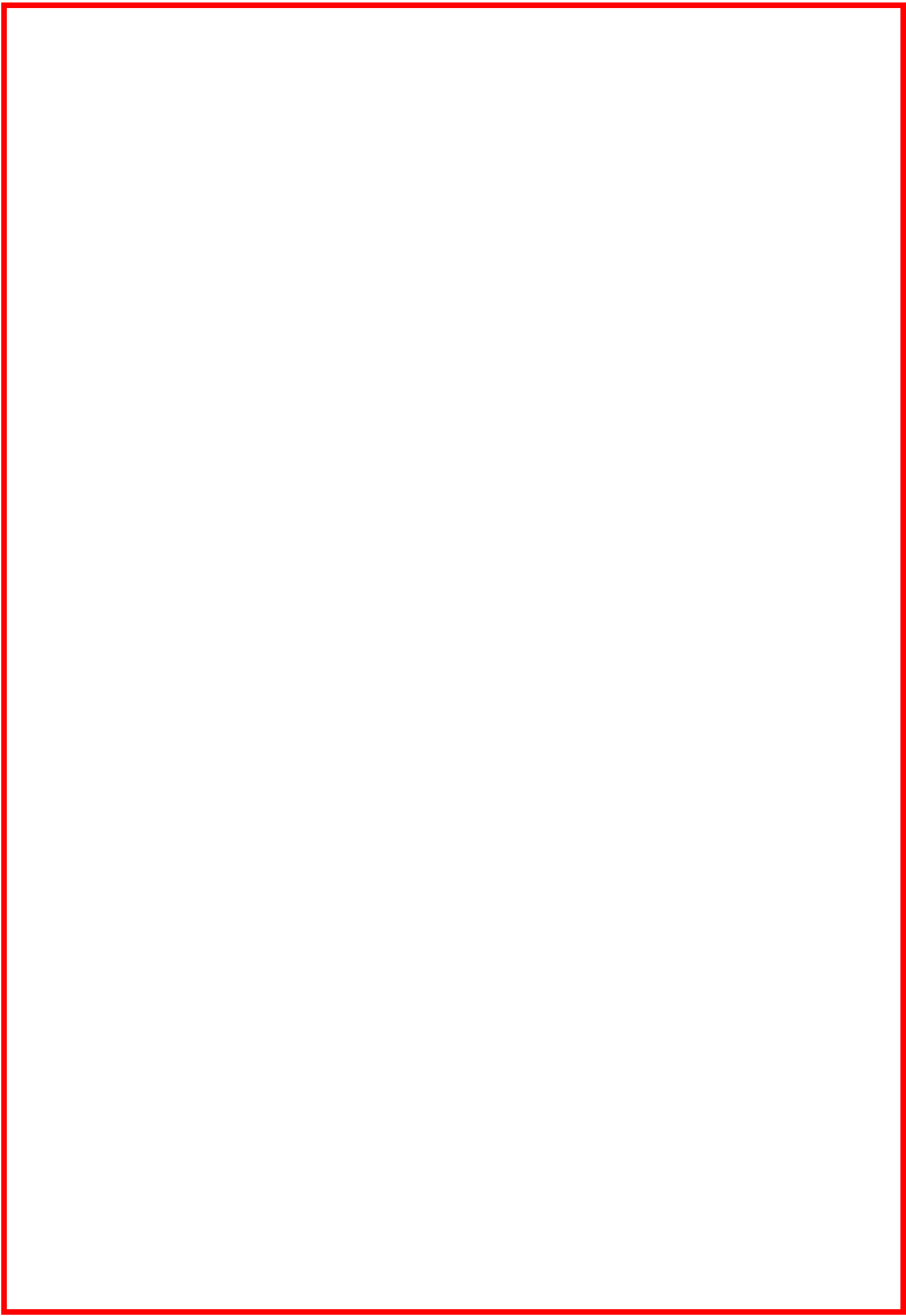
A fantastic chance to own a spacious 3 bedroom semi-detached property on Ennerdale Road.

Upon entry to the property there is a hallway which give access to the living area / dining room and kitchen. The living room / dining room is a joint space or can be used separately via partitioning glass sliding doors. There is an internal door in the dining room which also leads to the kitchen. There are sliding patio doors in the dining room which lead to the rear garden. The kitchen is complete with plenty of storage space for the daily necessities, fitted hob and oven, sink with mixer tap and the newly fitted Combi boiler is situated, there is also an external door leading to the rear garden. On the first floor there is 2 large sized bedrooms and a smaller third bedroom as well as a family bathroom. The two larger bedrooms both have fitted wardrobes and are located at the front and the rear of the property. The smaller bedroom is also located to the front of the property. A family bathroom is to the rear of the property and consists of a corner bath with overhead plumbed shower, pedestal hand basin and wc.

The property is having a full new roof fitted.

Newcastle City Centre ... 3.8 Mile,  
Whitley Bay ... 8.2 Mile,  
Walker Riverside Academy ... 0.5 Mile,  
Walkergate Community School ... 0.7 Mile,  
RVI Hospital ... 4.1 Mile,

Council Tax Band - B,  
EPC Rating - D - Full details upon request.



181 Ennerdale Road, Walkerdene, Newcastle upon Tyne

## LOUNGE

The lounge to the front of the property comes complete with a gas fire and surround. There is access to the dining room via glass sliding doors, the ceiling rose and patterned cornice gives the room a vintage look. Also socket points and tv point.



## DINING ROOM

The dining room to the rear and has patio sliding doors which lead into the rear garden; there is also socket points and a radiator.



## KITCHEN

Large kitchen with a variety of cupboard space and large storage cupboard for all of the everyday essentials. Inset sink with mixer taps. There is a built in oven and hob aswell as being plumbed for a washing machine. There is a large window to allow in all the natural light and a UPVC door which leads to the rear garden. The combi boiler is situated in the kitchen and is newly fitted.



## REAR VIEW

Large rear garden with patio area and lawn area. x3 sheds and a glass green house. There is access to the garden from the dining room and kitchen.



## FIRST FLOOR

The first floor landing leads to the family bathroom and the three bedrooms.



## MASTER BEDROOM

Large master bedroom with fitted wardrobes, carpeted flooring, radiator and socket points.



## BEDROOM 2

Second large bedroom with fitted wardrobes, carpeted flooring, radiator and socket points.



## BEDROOM 3

The third bedroom is to the front of the property with carpeted flooring, radiator and socket points.



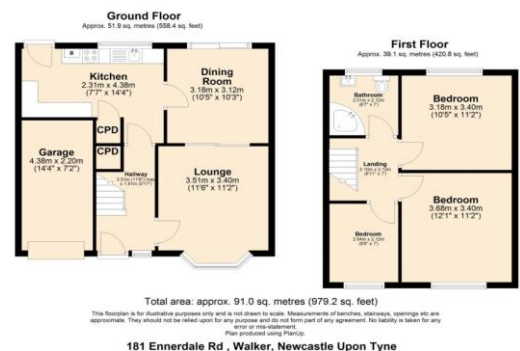
## BATHROOM

Fully tiled bathroom with large corner bath with plumbed over head shower, pedestal hand basin and wc.



## FLOORPLAN

Floorplan



## EPC

EPC rating is a C - Full details upon request.

181 Ennerdale Road NEWCASTLE UPON TYNE NE6 4LJ		Energy rating <b>C</b>
Valid until <b>23 April 2035</b>	Certificate number <b>2671-1114-4112-1312-8136</b>	
<b>Property type</b>	Semi-detached house	
<b>Total floor area</b>	86 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.