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38 Blackwell Avenue, Walker, Newcastle upon Tyne

£ 89,950

A brilliant opportunity to purchase a beautiful 2 bedroom upper flat situated on Blackwell Avenue. Great for first time buyers looking to get a foot on the property ladder.

The property offers a spacious and modern lounge / kitchen area which has laminate flooring throughout, wall and base units, fitted oven and hob and inset sink.

There are two good sized bedrooms both with built in storage areas and the bathroom has fully tiled walls, bath with an overhead electric shower and shower screen, towel radiator, wc and a pedestal hand basin.

There is a garden area which is located to the front of the property.

Newcastle City Centre ... 3.9 Mile

Whitley Bay ... 7.8 Mile

Benfield School ... 1.7 Mile

Walkergate Community School ... 1.2 Mile

RVI Hospital ... 5.6 Mile

Council Tax Band - A

EPC Rating - C Full details upon request.

38 Blackwell Avenue, Walker, Newcastle upon Tyne

LOUNGE

Modern lounge / kitchen area with laminate flooring throughout, radiator and socket points.



KITCHEN

The kitchen has wall and base units, laminate flooring, built in cooker and hob, inset sink and mixer tap.



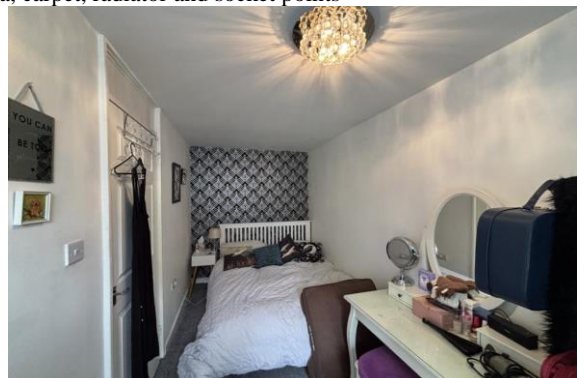
MASTER BEDROOM

The first bedroom is located to the front of the property with built in storage area, carpet, radiator and socket points



BEDROOM 2

The second bedroom is located to the rear of the property with built in storage area, carpet, radiator and socket points



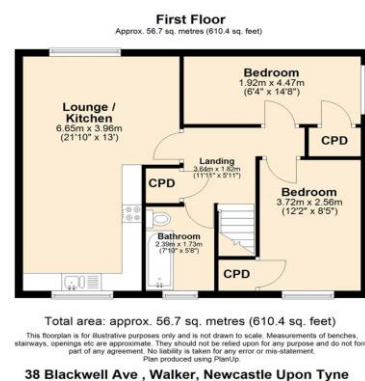
BATHROOM

The bathroom is fully tiled and has a bath with an over head electric shower, shower screen, towel radiator, wc and pedestal hand basin.



FLOORPLAN

Floorplan for the property



EPC

EPC Rating - C full report on request

Energy performance certificate (EPC)

Certificate contents <ul style="list-style-type: none">Rules on letting this propertyEnergy rating and scoreBreakdown of property's energy performanceHow this affects your energy billsImpact on the environmentSteps you could take to save energyWho to contact about this certificateOther certificates for this property	38, Blackwell Avenue NEWCASTLE UPON TYNE NE6 4DR <div>Energy rating C</div>
Valid until 20 August 2028	Certificate number 0749-2895-6285-9498-1891
Property type Top-floor flat	

Tenure

The property is Leasehold and there are 90 years remaining

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.