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## 611 Welbeck road, Walker, Newcastle Upon Tyne

**£ 99,950**

David Robson and Associates now welcome to the market this large 3 bedroom maisonette located on Welbeck Road. A perfect opportunity for an investor or first time buyer looking for a project. This property does need some updating however it does have amazing potential to be beautiful.

Upon arrival you are greeted by a good sized bathroom, following on you enter the open planned living and dining room. The largest bedroom is also on this floor. The kitchen is to the rear and is small and compact. The second floor is where you will find the 2 well-proportioned bedrooms and 2 large cupboards in the hallway.

Newcastle City Centre ... 3.5 Mile

Whitley Bay ... 8.5 Mile

Benfield School ... 1.5 Mile

Walkergate Community School ... 0.8 Mile

RVI Hospital ... 4.2 Mile

Council Tax Band - A

EPC - D - Full details upon request

611 Welbeck road, Walker, Newcastle Upon Tyne

### **DINING ROOM**

Large open plan lounge dinningroom with access to the kitchen.



### **LIVING ROOM**

Large open plan lounge and dinning room, Lounge to the front with big bay windows letting in lots of natural light.



### **KITCHEN**

Kitchen to the rear, no fitted white goods, plenty room to make improvments. Combi boiler location.



### **MASTER BEDROOM**

Largest bedroom on level 2. Big window with lots of natural light, radiator and socket point.



## **BEDROOM 2**

2nd bedroom on the top level, Large window, radiator and socket point.



## **BEDROOM 3**

Smaller bedroom on level one to the front of the property, radiator and socket points.



## **BATHROOM**

Bathroom on level 1, bath, seperate shower and double sinks. Plenty room to have the perfect chill area.



## **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.