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1 Elgin Gardens, Walker, Newcastle upon Tyne

£ 189,950

Available with no onward chain this beautiful 2 bedroom semi-detached family home.

The property has a large drive way to the front with a garage. Upon entering you are greeted with a lovely hallway, the first door on the right is the lounge area; there is a bay window which allows all the natural light in. Following on you have the dining room / lounge area with a coal fire and surround . Next you have the kitchen with built in oven and hob, as well as integrated dishwasher and washing machine; the breakfast bar overlooking the rear garden via the French doors. There is also a cupboard leading into the garage.

On the first floor you have 2 good sized bedrooms and family bathroom. The master bedroom to the front is an amazing size with storage cupboard and fire feature and surround. The second bedroom to the rear has spotlights and a built in wardrobe. The family bathroom is complete with P shaped bath, overhead shower, vanity unit and low level WC; along with a storage cupboard.

Newcastle City Centre ... 3.6 Mile

Whitley Bay ... 8.8 Mile

Walkergate Community School ... 0.8 Mile

Walker Riverside Academy ... 0.7 Mile

RVI Hospital ... 4.1 Mile

Council Tax Band - B

EPC - D - Full details upon request

1 Elgin Gardens, Walker, Newcastle upon Tyne

ENTRANCE HALL

The entrance hall gives access to the lounge, stairs and dining room.

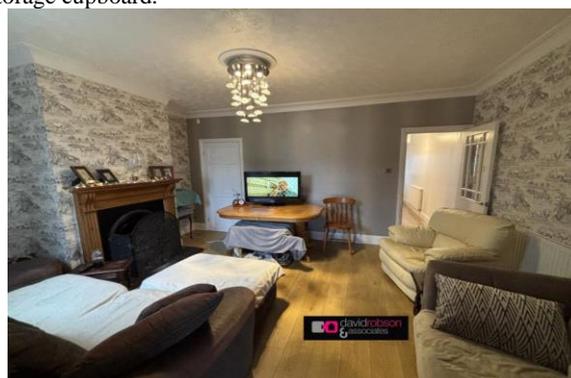
LOUNGE

The lounge to the front of the property has a large bay window.



DINING ROOM

The dining room has a coal fire, socket points and radiator. There is also a large storage cupboard.



KITCHEN

The kitchen has an integrated washer and dishwasher, also a built in oven and hob. There is a inset sink with mixer tap. The breakfast bar is the perfect spot to sit and relax whilst looking into the rear garden. Also socket points and radiator.



KITCHEN 2

Kitchen



REAR VIEW

Rear garden is accessible via french doors from the kitchen. There is lawn space as well as a patio area.



FIRST FLOOR

First floor gives access to the 2 bedrooms and family bathroom.



MASTER BEDROOM

The master bedroom to the front is spacious and includes a storage cupboard. It also benefits from the feature fireplace, socket points and radiator.



BEDROOM 2

The second bedroom to the rear has spotlights, built in wardrobes, socket points and a radiator.



BATHROOM

The bathroom is complete with P shaped bath and overhead shower, there is also a vanity unit and low-level wc. A storage cupboard is perfect for putting away the everyday essentials.



FLOORPLAN

Floorplan.



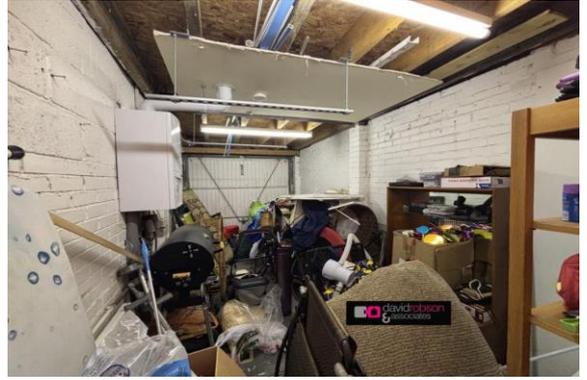
EPC

EPC rating is a D.
Full details upon request

1 Elgin Gardens NEWCASTLE UPON TYNE NE6 4EJ		Energy rating D
Valid until 10 November 2032	Certificate number 5232-0929-9209-0559-1296	
Property type	Semi-detached house	
Total floor area	89 square metres	

Garage

Garage has electricity and houses the boiler.



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.