

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](mailto:davidrobson_propertymanagement@hotmail.co.uk)

[www.drapropertyservices.co.uk](http://www.drapropertyservices.co.uk)



**123 Tunstall Avenue, Byker, Newcastle upon Tyne**  
**£ 84,950**

A fantastic opportunity to purchase a beautiful 1 / 2 bedroom second floor flat situated on Tunstall Avenue.

The accommodation offers a spacious living area, with a large dining area. Great for first time buyers looking to get a foot on the property ladder and ready to move into. The focal point of the living area is the as fire and surround. A spacious kitchen to the rear includes a lot of storage space for the everyday essentials. Situated at the front of the property you have the master bedroom, complete with additional storage with built in cupboard space.

The spacious bathroom comes complete with a built in shower-cubicle. As well as a low-level toilet and vanity sink unit. There is an enclosed garden to the rear.

Newcastle City Centre ... 2.6 Mile

Whitley Bay ... 8.8 Mile

Benfield School ... 1.4 Mile

Walkergate Community School ... 0.7 Mile

RVI Hospital ... 3.1 Mile

Council Tax Band - A

EPC Rating - E - Full details upon request.

123 Tunstall Avenue, Byker, Newcastle upon Tyne

## ENTRANCE HALL

The entrance hall gives access to all room, there is also a spiral staircase to the loft which can also be used as a bedroom.



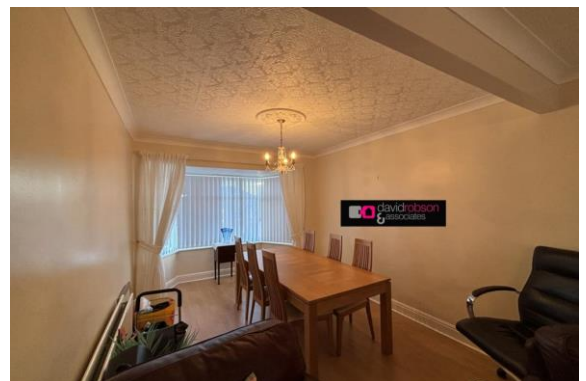
## LOUNGE

The lounge to the rear of the property have a focal fire surround.



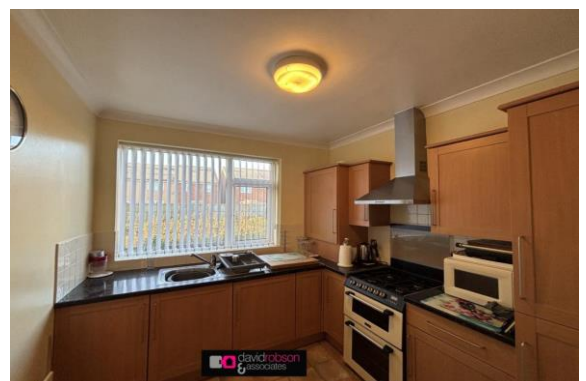
## DINING ROOM

The dining room is to the front of the property.



## KITCHEN

The kitchen has a lot of storage space for the everyday essentials.



## REAR VIEW

The rear garden is fully enclosed.



## LOFT

The loft is all done out to be a bedroom.



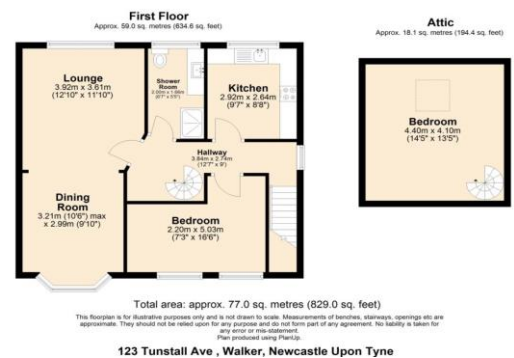
## MASTER BEDROOM

The master bedroom comes complete with built in cupboard space.



## FLOORPLAN

Floorplan



## EPC

EPC rating E - Full details upon request.

123 Tunstall Avenue  
NEWCASTLE UPON TYNE  
NE6 2XN

Energy rating

E

Valid until

9 January 2035

Certificate number

2114-3501-1672-2257-4271

**Property type**

Top-floor flat

**Total floor area**

78 square metres

## Tenure

David Robson and Associates have been advised by the vendor that this property is Leasehold with approx 969 years left. 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.