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7 Dawson Street, Walker, Newcastle upon Tyne

Dawson Street has arrived back to the market!

A perfect purchase for a first time buyer or a family. A delightful spacious house which needs to be viewed internally to be fully appreciated. The property is fully double glazed and benefits from gas central heating.

On the ground floor there is an excellent sized living area with a large front window; allowing in a load of natural lighting. A galley style kitchen, which gives access to the rear garden via a UPVC door.

On the first floor there is 3 well-sized bedrooms, 2 double sized and 1 single. In addition there is a family bathroom consisting of a bath with overhead shower, low-level toilet and wash basin.

Externally there is an enclosed garden to the rear which is of a good size; it has astro turf and access to a green house. The front has a large area for a drive.

Newcastle City Centre ... 3.7 Mile

Whitley Bay ... 8.4 Mile

Benfield School ... 1.4 Mile

Walkergate Community School ... 1.0 Mile

RVI Hospital ... 4.4 Mile

Council Tax Band - A

EPC Rating - D - Full details upon request

7 Dawson Street, Walker, Newcastle upon Tyne

ENTRANCE HALL

Entrance halls gives access to the first floor and living room.



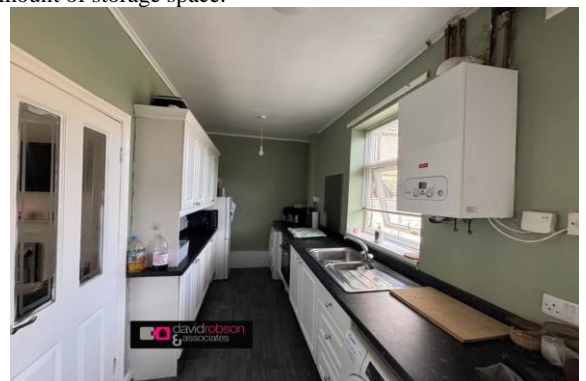
LOUNGE

Large lounge which is well lit via a large bay window. With storage cupboards, sockets points and radiator.



KITCHEN

Galley style kitchen which houses the boiler. Built in oven and hob with a large amount of storage space.



KITCHEN 2

Kitchen



REAR VIEW

Rear garden with astro turf and borders.



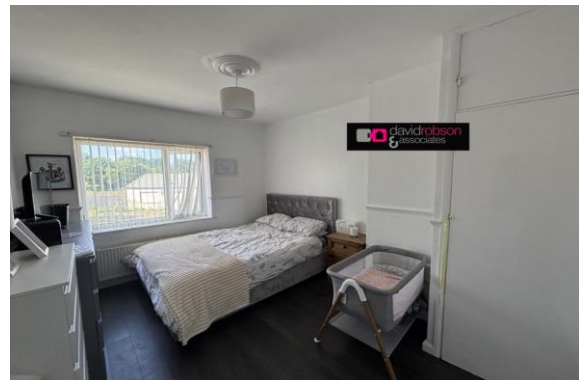
FIRST FLOOR

First floor gives access to the 3 bedrooms and family bathroom.



MASTER BEDROOM

Master bedroom to the front of the property with radiator and socket points.



BEDROOM 2

Second bedroom to the front of the property, with radiator and socket points.



BEDROOM 3

Rear bedroom has built in shelves, a radiator and socket points.



BATHROOM

The fully tiled bathroom has a bath and overhead shower, wc and vanity unit.



FLOORPLAN

Floorplan.



EPC

EPC rating - D

7 Dawson Street NEWCASTLE UPON TYNE NE6 3NY		Energy rating D
Valid until 29 January 2033	Certificate number 7805-0000-8219-5257-1254	
Property type		Mid-terrace house
Total floor area		70 square metres

Tenure

David Robson and Associates believe the property to be 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.