

4 bed maisonette to buy in NE6

Welbeck Road, Walker, Newcastle upon Tyne and Wear, NE6 3AA

£90,000 Starting Bid

- ✓ Four Bedrooms
- ✓ Maisonette
- ✓ In Need Of Modernisation
- ✓ No Upper Chain

PATTINSON
AUCTION



Summary

- Property Type: Maisonette - Bedrooms: 4 - Parking: On Street - Central Heating: Gas
- Price: Starting Bid £90,000
- Tenure: Freehold

Description

Appealing to a variety of buyers is this four bedroom maisonette located on this popular residential street which is to be sold with vacant possession.

The property comprises; entrance hall with stairs to the first floor landing, lounge, dining room, four piece bathroom/WC, kitchen with a good range of wall and base units, complimenting work surfaces, space for appliances, stainless steel sink with mixer tap, tiled splashback, UPVC double glazed window and radiator. To the second floor is two further bedrooms and two storage rooms.

Externally to the rear there is a shared yard which is mainly paved with walled boundaries.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g20f09>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: A

Tenure: Freehold

EPC Rating: D

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With stairs to the first floor.

First Floor Landing

With doors off to the lounge, first floor bedrooms and stairs to the second floor.

Lounge

4.56m x 4.51m (14'11" x 14'9")

UPVC double glazed walk in bay window to the front, electric fire and radiator.



Dining Room

4.60m x 4.50m (15'1" x 14'9")

UPVC double glazed window to the rear, feature fireplace and radiator.



Kitchen

3.96m x 2.54m (12'11" x 8'4")

With a good range of wall and base units, complimenting work surfaces, space for appliances, stainless steel sink with mixer tap, tiled splashback, UPVC double glazed window and radiator.



Bedroom Three (First Floor)

3.66m x 2.12m (12'0" x 6'11")

UPVC double glazed window to the rear and radiator.



Bedroom Four (First Floor)

2.64m x 2.08m (8'7" x 6'9")

UPVC double glazed window to the front and radiator.



Rear Lobby

With door off to the bathroom/WC and stairs to the rear yard.

Bathroom/WC

3.11m x 1.53m (10'2" x 5'0")

Four piece bathroom suite comprising; bath, shower cubicle, hand wash basin, low level WC, tiled walls, UPVC double glazed window and radiator.



Second Floor Landing

With doors off to bedrooms and two storage rooms.

Bedroom One (Second Floor)

4.39m x 4.53m (14'4" x 14'10")

UPVC double glazed dormer window to the rear and built in storage cupboard.



Bedroom Two

UPVC dormer window to the front.



Rear Yard

Shared rear yard mainly paved with walled boundaries.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC 		

Welbeck Road, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 3AA

Contact your local branch today for more information on this property:

**224 Chillingham Road, Heaton, Newcastle Upon Tyne, Tyne & Wear, NE6 5LP, Tel: 0191 2049601,
www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

