

MOVING HOMES

SALES & LETTINGS



£160,000

West Farm Road, Walkergate, Newcastle upon Tyne

£160,000

Moving Homes welcomes to the market for sale this three bedroom semi-detached freehold house on West Farm Road, Walkergate in Newcastle. This property would make a lovely family home and whilst requires some updating, an internal inspection is recommended to appreciate the size and potential it has to offer. With its central location and range of amenities in the vicinity, including local shops, schools, Walkergate Metro Station and access to the major transport routes and ease of access to the City of Newcastle upon Tyne as well Walker Park and Gardens.

Briefly comprising of: - entrance hallway with stairs leading to first floor. There are two reception rooms, both with chimney breast to main wall, alcoves to sides and picture rail. The kitchen is to the rear which follows through into the handy utility room with access to garage and rear garden. To the first floor there are three generous bedrooms and a shower room with separate wc. Externally to the front is a block paved driveway and garage providing off street parking. To the rear a lawned garden with patio area and storage shed.

This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.

To secure a viewing please call Moving Homes on 0191-2964600 or visit our website movinghomesuk.com
EPC Rating D <https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2369-4080-2279-5931>

Covid 19 Viewing Guidelines For the safety of our clients, yourselves and our staff we are currently only allowing viewings to go ahead if viewers wear appropriate PPE (masks and gloves). Social distancing rules must also be adhered to at all times. Where possible we will encourage vendors to leave the property while the viewing is going ahead. We also will only allow 2 people to view a property at any one time.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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