

Offers Over £115,000

Julian Avenue, Walkergate, NE6



- Well presented
- Modern fitted kitchen
- New combi boiler last year
- Very popular street
- Private patio yard to rear
- Re-fitted shower room
- Neutral decor
- Double glazing
- Ideal first buy

Located in a sought after street, this lovely two bed upper flat is sure to prove popular with first time buyers. The flat has double glazing, gas combi heating (new boiler last year), and a re-fitted shower room. Externally there is a private patio yard, ideal for summer barbeques. Walkergate is a popular area which offers easy access into Newcastle and the Coast and has a local Metro station within easy walking distance. There are also a range of shops within driving distance at the Newcastle Shopping Park as well as the local Lidl. Ideal first buy. Leasehold with 993 years.

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Double glazed front door to :

Lobby with stairs to :

First floor landing

Access to loft. Radiator. Fitted cupboards.
Laminated flooring.

Bedroom one

3.03m x 4.62m (9'11" x 15'2") Into bay window
Radiator and laminated flooring.

Bedroom two

2.56m x 2.73m (8'5" x 8'11")
Radiator and laminated flooring.

Kitchen

1.91m x 2.86m (6'3" x 9'5")

Gas combi boiler. Fitted with an excellent range of units. Integrated gas hob, electric oven, extractor hood, fridge freezer and washing machine. Laminated flooring.

Shower room

Radiator. White suite with walk in shower, wc and wash basin.

Living room/dining room

4.06m x 6.03m (13'4" x 19'9") Maximum measurement.

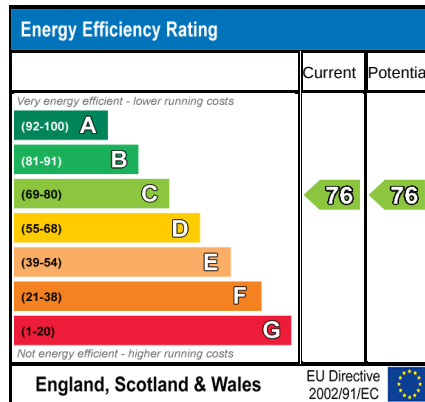
Two radiators. Laminated flooring.

Outside

Private patio yard to rear.

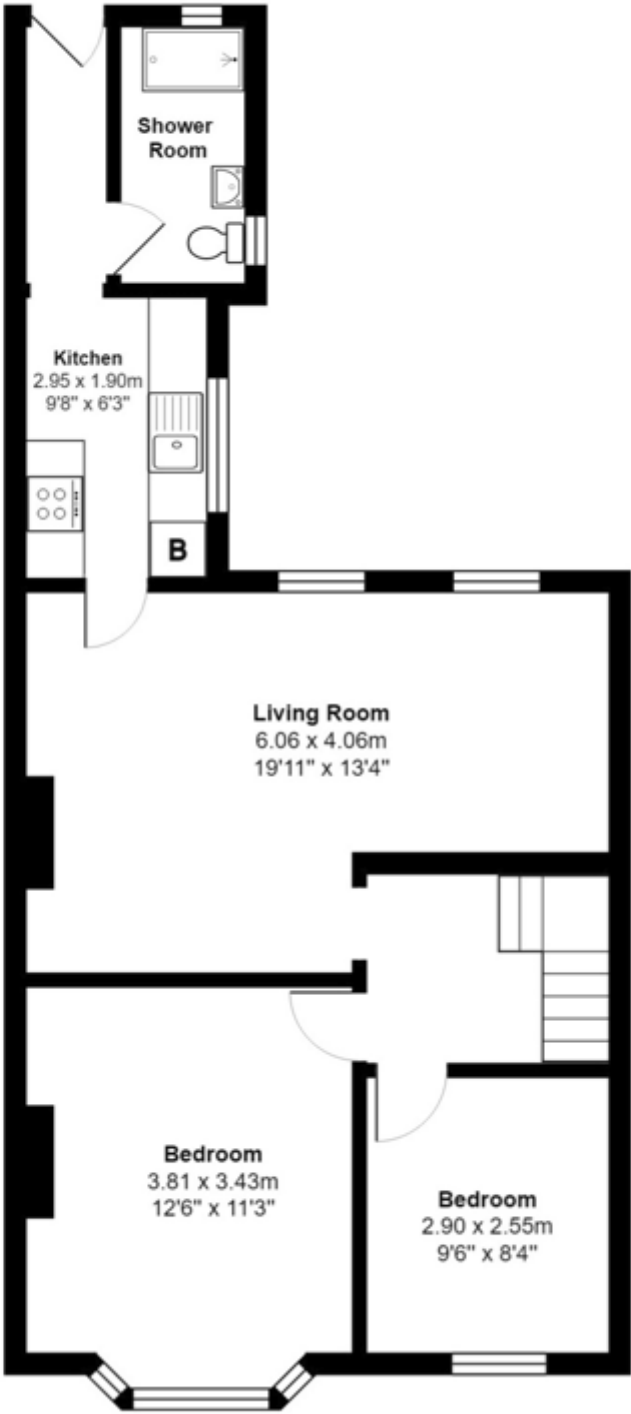
Leasehold

The flat has 993 years left on a Tyneside lease.





Julien Avenue



Directions

Location



VIEWING BY APPOINTMENT WITH AGENTS NOEL HARRIS HOME SALES

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