next2buy property retailers make the next step easy

649 Welbeck Road

, Walker, NE6 4JL

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

CHAIN FREE • READY TO MOVE INTO • TWO BEDROOM GROUND FLOOR FLAT •

GREAT FIRST BUY • SHARED YARD WHICH HAS BEEN PARTITIONED TO PROVIDE PRIVATE AREA

INTEGRATED APPLIANCES INCLUDED • COUNCIL TAX BAND A • ENERGY RATING C

Offers Over £80,000

2 1 1 C

- Two Bedroom Ground Floor Flat
- Ready to Move Into
- Close to Local Amenites, Schools and Great Transport inks to Newcastle City Centre
- Kitchen Includes Integrated Appliances
- Great First Buy
- Energy Rating C
- Council Tax Band A
- 999 Year Lease from 29.03.1990
- Shared Yard

Entrance

Entrance door into the lobby, inner door to hallway, radiator, laminate flooring and cupboard.

Living Room

15'10" x 12'8" max (4.85 x 3.88 max)
Double glazed window, radiator, laminate flooring and newly decorated.

Kitchen

12'11" x 8'6" (3.95 x 2.60)
Double glazed window and door to the rear yard, radiator, recessed lighting and laminate flooring, modern fitted kitchen with a range of floor and wall units, counters and sink. Integrated appliances include electric hob with overhead extractor hood, oven and fridge and freezer.

Rear Lobby

6'11" x 2'10" (2.13 x 0.87)
Laminate flooring, plumbing for washing machine and access to bathroom.

Bathroom

8'2" x 5'5" (2.49 x 1.66)
Double glazed window, ladder style radiataor, recessed lighting, WC, wash hand basin set in vanity unit and bath with overhead shower.

Bedroom 1

16'11" into bay x 14'6" (5.17 into bay x 4.42)
Double glazed bay window, radiator, decorative coving, and newly decorated and carpeted.

Bedroom 2

10'10" x 9'1" (3.31 x 2.77)
Double glazed window, radiator, decorative coving, and newly decorated and carpeted. Fitted wardrobes.

External

There is a shared yard to the rear whch has been partitioned to provide a private area.

Material Information

BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit https://checker.ofcom.org.uk

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE-L Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor and in-home
Vodafone - Good outdoor and in-home

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

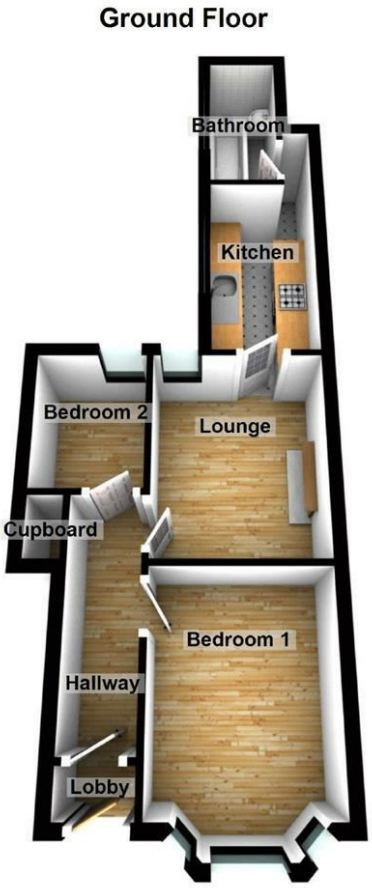
FLOOD RISK:
Yearly chance of flooding:
Rivers and the sea: Very low.

CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

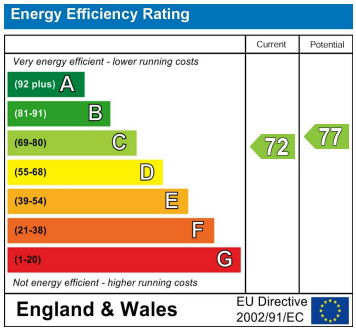
Leasehold

999 Year Lease from 29 March 1990. This information must be confirmed via you conveyancer.

Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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