



649 Welbeck Road , Walker, NE6 4JL

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 TBC

CLOSE TO LOCAL AMENITIES AND GREAT TRANSPORT LINKS TO NEWCASTLE CITY CENTRE

999 YEAR LEASE FROM 29.03.1990

Offers Over £80,000



• Two Bedroom Ground Floor Flat

• Ready to Move Into

- Kitchen Includes Integrated Appliances
- Council Tax Band A

- Great First Buy
- 999 Year Lease from 29.03.1990

- Close to Local Amenities, Schools and Great Transport links to Newcastle City Centre
- Energy Rating TBC
- 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 which 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, confirmed via you conveyancer. 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-

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.

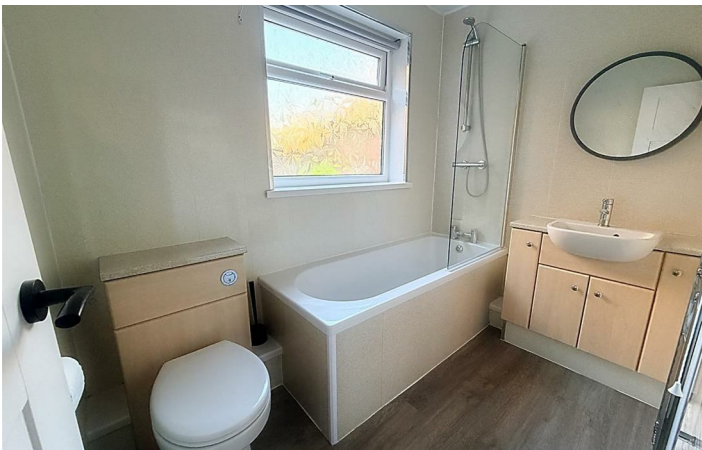
CONSTRUCTION:

Traditional

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

Leasehold

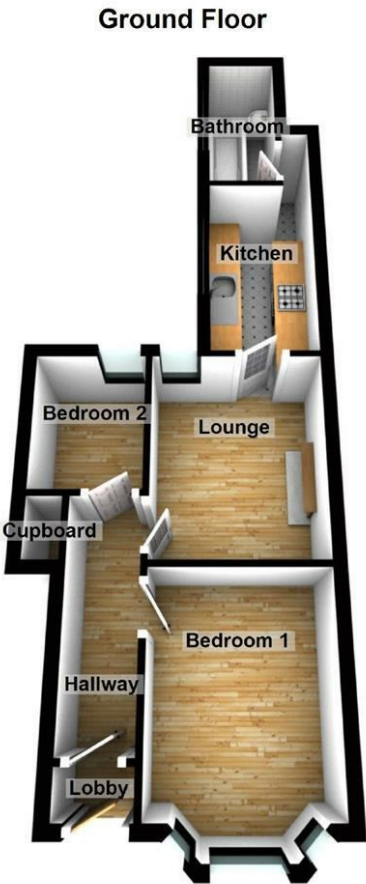
999 Year Lease from 29 March 1990. This information must be







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.

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

