next2buy property retailers make the next step easy









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 C

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

999 YEAR LEASE FROM 29.03.1990

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.









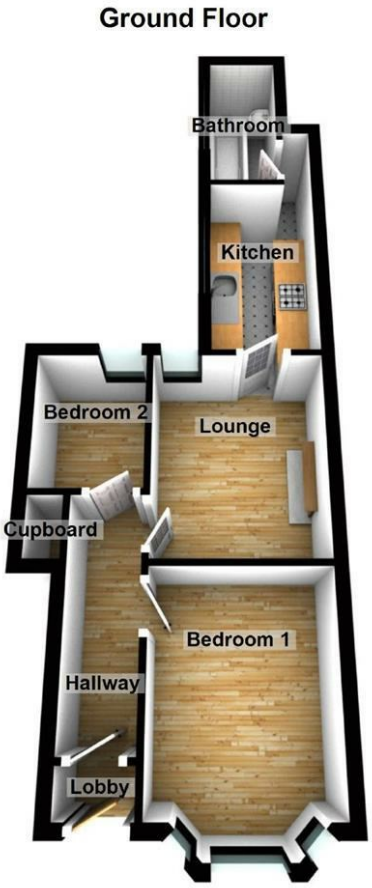




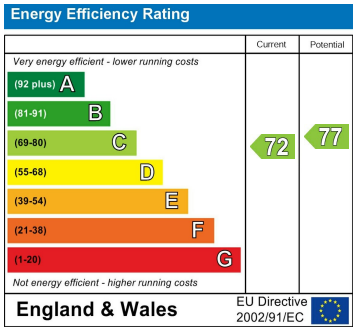





Floor Plan



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