



**ronbreen**  
Estate Agents

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## 14 Walpole Street, Walkergate, Newcastle upon Tyne, NE6 4RL

- Superb end of terrace 2 bedroom lower flat
- Stunning Kitchen
- Attractive Lounge
- UPVC double glazing
- Superb bathroom/WC
- Combi central heating
- Own yard to rear
- On street parking

**£112,000**

[www.rbreen.co.uk](http://www.rbreen.co.uk)

**0191 265 9339**

To the market we offer this superb 2 bedroom end of terrace lower flat that has been tastefully updated throughout to include laminate flooring throughout, stunning kitchen and bathroom as well as a private walled yard with decking to rear. Internal viewing is essential.

The Property comprises of:-

**ENTRANCE HALL** UPVC door to front, glazed inner door, laminate flooring, radiator.

**LOUNGE** 12.3 x 13.10  
Feature fire surround and electric fire, oak effect laminate flooring, UPVC double glazed window to rear, double radiator.

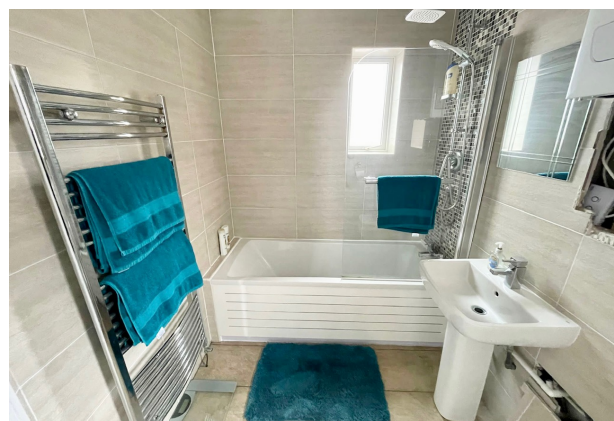
**KITCHEN** 15.6 x 7.6  
Superb beige base and wall units and marble effect laminate worktops, white sink unit, built in electric oven, gas hob, extractor hood, feature wine glass lighting strip, laminate flooring, UPVC double glazed window, UPVC door, single radiator, door to bathroom/WC, plumber for washing machine.

**BEDROOMS**

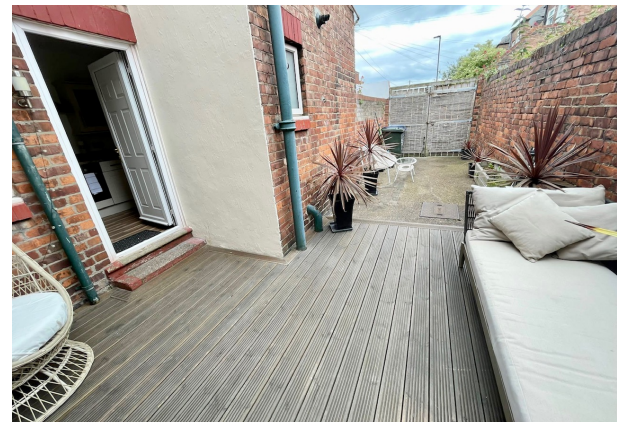
1) 11.9 x 16.9  
UPVC double glazed bay window to front, laminate flooring, double radiator, coved ceiling, picture rail, attractive mirrored wall to wall fitted wardrobes.

2) 8.10 x 9.10  
UPVC double glazed window to rear, laminate flooring, double radiator.

**BATHROOM/WC** 8.3 x 5.9  
Tiled to all walls, panelled bath with combi mixer shower over, shower screen, pedestal washbasin, towel rail, tiled flooring, new combi central heating boiler, UPVC double glazed windows to rear.



- HEATING Combi gas central heating.
- DOUBLE GLAZING UPVC double glazing.
- EXTERNAL Yard to rear with decking area
- TENURE Leasehold.
- ADDITIONAL Combi boiler installed April 2022
- VIEWING By appointment with Ron Breen Estate Agents.






THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BE ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT [www.rbreen.co.uk](http://www.rbreen.co.uk)

# Energy performance certificate (EPC)

## Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
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- Contacting the assessor and accreditation scheme
- Other certificates for this property

## Share this certificate

-  Email
-  Copy link to clipboard
-  Print

84 Grantham Road NEWCASTLE UPON TYNE NE2 1QX		Energy rating <b>D</b>
Valid until <b>6 March 2032</b>	Certificate number <b>0443-3014-8207-1862-1200</b>	

**Property type** End-terrace house

**Total floor area** 124 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

## Energy efficiency rating for this property