



ronbreen
Estate Agents

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28 Baret Road, Walker, Newcastle upon Tyne, NE6 4HY

- . Attractive semi-detached 2 bedroom bungalow
- . Kitchen
- . Lounge
- . UPVC double glazing
- . Garden to front and rear
- . Combi central heating
- . Requires some updating
- . Drive for parking

£185,000

www.rbreen.co.uk

0191 265 9339

To the market we offer this attractive 2 bedroom semi-detached bungalow that is in need of some updating. The property benefits from a good sized kitchen/dining room, UPVC double glazing, attractive garden to front and rear. Early viewing is essential.

The Property comprises of:-

ENTRANCE HALL UPVC door to side, carpet flooring to entrance hallway. glazed inner door, alarm box, thermostat, single radiator.

LOUNGE 12.0 x 13.9
Coved ceiling, double radiator, UPVC bay window to front, carpet, timber fire surround.

KITCHEN 14.6 x 16.0
White base and wall units with black laminate worktops, stainless steel sink unit, free standing oven area, white tiled splashbacks, tiled effect laminate flooring, UPVC double glazed window to rear x2, UPVC double glazed sliding patio door to rear, stainless steel extractor fan, timber clad ceiling, plumbed for washing machine.

BEDROOMS

1) 12.0 x 10.6
UPVC double glazed window to side, carpet flooring, single radiator, coved ceiling,

2) 12.6 x 8.0
UPVC double glazed window to front, carpet flooring, radiator.

**SHOWER ROOM/
WC** Fully tiled white walls to walk in shower room, shower curtain and pole, small shower screen/door, electric shower, vinyl flooring, UPVC double glazed window, low level WC, pedestal washbasin, extractor fan.



- HEATING Combi gas central heating.
- DOUBLE GLAZING UPVC double glazing throughout
- EXTERNAL Garden to front, wall area, double width drive. garden to rear with green house, shed, patio, fencing.
- TENURE Freehold.
- ADDITIONAL
- VIEWING By appointment with Ron Breen Estate Agents.






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
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

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

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

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