



ronbreen
Estate Agents

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840 Shields Road, Walkergate, Newcastle upon Tyne, NE6 4QN

- . An attractive 2 bedroom mid terraced upper flat
- . Living room
- . Kitchen
- . Bathroom/WC and shower cubicle
- . Combi central heating
- . UPVC double glazing throughout
- . Shared yard to rear
- . EPC rating D
- . On Street parking
- . Early viewing recommended

£105,000 Offers over

www.rbreen.co.uk

0191 265 9339

To the market we offer this large 2 bedroom upper mid terraced flat directly opposite the supermarket Lidl. The property benefits from UPVC double glazing, newly plastered walls and Baxi combi boiler. An ideal investment opportunity or family home. Early viewing is highly recommended.

The Property comprises of:-

- ENTRANCE HALL** 2.6m x 3.1m
UPVC door to front, carpet flooring, double radiator, banister.
- LOUNGE** 4.5m x 3.8m
Carpet flooring, inset ceiling spotlights, coved ceiling, double radiator, UPVC double glazed window to rear.
- KITCHEN** 2.1m x 3.6m
Base and wall units in gloss matt with laminate black worktops, stainless steel sink unit, built in electric cooker, built in gas hob, extractor hood, tiled splashbacks, tiled flooring, UPVC double glazed window to rear x2, plumbed for washing machine
- BATHROOM/WC** 2.5m x 2.5m
Shower cubicle with combi mixer shower, panelled bath, pedestal wash basin, low level WC, tiled flooring, half tiled to all walls, single radiator, UPVC double glazed window to rear, extractor fan, natural stripped door
- BEDROOMS**
- 1) 4.3m x 3.9m
UPVC double glazed window to front x2, carpet flooring, double radiator, coved ceiling, bayonet lighting, natural stripped door.
- 2) 2.5m x 3.2m
Carpet flooring, UPVC double glazed window to front, double radiator, bayonet lighting, natural stripped door



HEATING	Combi Ideal gas central heating boiler.
DOUBLE GLAZING	UPVC double glazing throughout.
EXTERNAL	Shared yard to rear with gates, wall
TENURE	Leasehold.
ADDITIONAL	
VIEWING	By appointment with Ron Breen Estate Agents.



Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

- Email
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840, Shields Road NEWCASTLE UPON TYNE NE6 4QN		Energy rating D
Valid until 15 November 2029	Certificate number 9768-2950-6249-6951-7980	

Property type	Top-floor flat
Total floor area	73 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the regulations and exemptions](#).

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