



ronbreen
Estate Agents

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74 Kentmere Ave, Walker, Newcastle upon Tyne, NE6 4HH

- . An attractive 2 bedroom lower semi-detached flat
- . Lounge
- . Kitchen
- . Wet room and WC
- . Combi central heating
- . UPVC double glazing throughout
- . Own private garden to front and rear
- . EPC rating D
- . On street parking
- . Ideal for 1st time buyers

£70,000

Offers Over

www.rbreen.co.uk

0191 265 9339

To the market we offer this attractive 2 bedroom ground floor semi-detached flat which offers immediate vacant possession. The property has been repainted throughout to include newly plastered walls to the bedrooms, a recently updated wet room and an updated combi boiler. Ideal for 1st time buyers.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, floorboards, single radiator, cupboard.

LOUNGE 4.0m x 3.6m
Double radiator, timber fireplace, dado rail, cornice ceiling, floorboards, small cupboard, UPVC double glazed window to front.

KITCHEN 2.7m x 2.5m
Base and wall units in white with speckled white laminate worktops, tiled splashback areas, stainless steel sink unit, area for free standing electric cooker, half clad plastic wall area, small cupboard, laminate flooring, UPVC double glazed window and door to rear.

BEDROOMS

1) 2.9m x 2.7m
Newly plastered walls, single radiator, UPVC double glazed window to front, floorboards.

2) 2.8m x 2.9m
Single radiator, Worcester combi boiler, newly plastered walls, UPVC double glazed window to rear, floorboards.



- SHOWER ROOM /WC** 2.0m x 2.0m
Wet room with electric shower, low shower walk in doors, vinyl flooring, tiled walls, pedestal washbasin, low level WC, shower curtain, plastic clad ceiling.
- HEATING** Combi Ideal gas central heating boiler.
- DOUBLE GLAZING** UPVC double glazing throughout.
- EXTERNAL** Garden to front with fencing, wall and shrubs.
Garden to rear with fencing, wall and shed.
- 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

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256a, Chillingham Road NEWCASTLE UPON TYNE NE6 5LQ		Energy rating D
Valid until 30 July 2030	Certificate number 8460-7223-7690-1160-8272	
Property type	Mid-terrace house	
Total floor area	107 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

