



39-41 Coutts Road, Walkergate, Newcastle upon Tyne NE6 4RB

- Stunning Three Bedroom House, Retail Unit & Large Garage
- Attractive Rear Garden with Decking Area
- Presented to a High Standard
- Floor Area 185.8 sq. m. (2,001 sq. ft.)
- Double Glazing, Gas Central Heating, Electric Garage Door & Alarm
- Off Street Parking
- Ideal for an Owner Operator or Investor
- Prominent Main Road Position

Price: £245,000 Freehold

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Location

The property is located on Coutts Road circa 2.5 miles to the east of Newcastle City Centre and 1.5 miles west of Wallsend. It is relatively easily accessible from the A167(M) Central Motorway, which is to the west, this being via the A193, predominantly dual carriageway. It is within proximity to excellent bus and Metro links, along with a variety of local shops.

Description

We are delighted to bring to the market this semi detached mixed use property, consisting ground floor retail unit, stunning three bedroom house and large garage/utility.

Briefly comprising to the ground floor: front door which leads directly into the retail unit which leads onto a hall which opens to a modern kitchen with fitted wall and floor units and integrated oven/ hob. Also off the hall is an open plan living room/diner with a feature gas fireplace and French doors to the rear making the living space bright and airy. To the first floor, there are three bedrooms all with fitted wardrobes and shower room with W.C. The property also benefits from a large garage / utility which can be accessed via the front of the property, a door of the ground floor reception or via the rear garden.

The property benefits from gas central heating, double glazing throughout, electric garage doors and alarm system.

Externally

There is a tarmac area to the front of the property for parking and a charming rear garden with a decking area to the rear of the property.

Tenure

Freehold

Price

£245,000

Viewing

Strictly by appointment through this office

Rateable Value

The 2024 Rating List entry is Rateable Value £2,800.

As the RV is below £12,000, occupiers for whom this property forms their sole trading premises will not pay business rates. We advise to seek verification of the above from the Local Rating Authority.

Council Tax

Band B

Floor Areas

Area	Sq. m.	Sq. ft.
Ground Floor		
Retail	24.67	265.64
Reception	6.75	72.74
Living/Dining Room	53.66	577.67
Kitchen	11.67	125.70
Garage / Utility	53.28	573.59
First Floor		
Shower Room	4.80	51.67
Bedroom	6.87	74.02
Bedroom	12.66	136.32
Bedroom	11.50	123.81
Total	185.86	2,001.16

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value. Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility. Any reference to alterations to, or use any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: I076 (Version 2) Prepared 28th August 2024

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Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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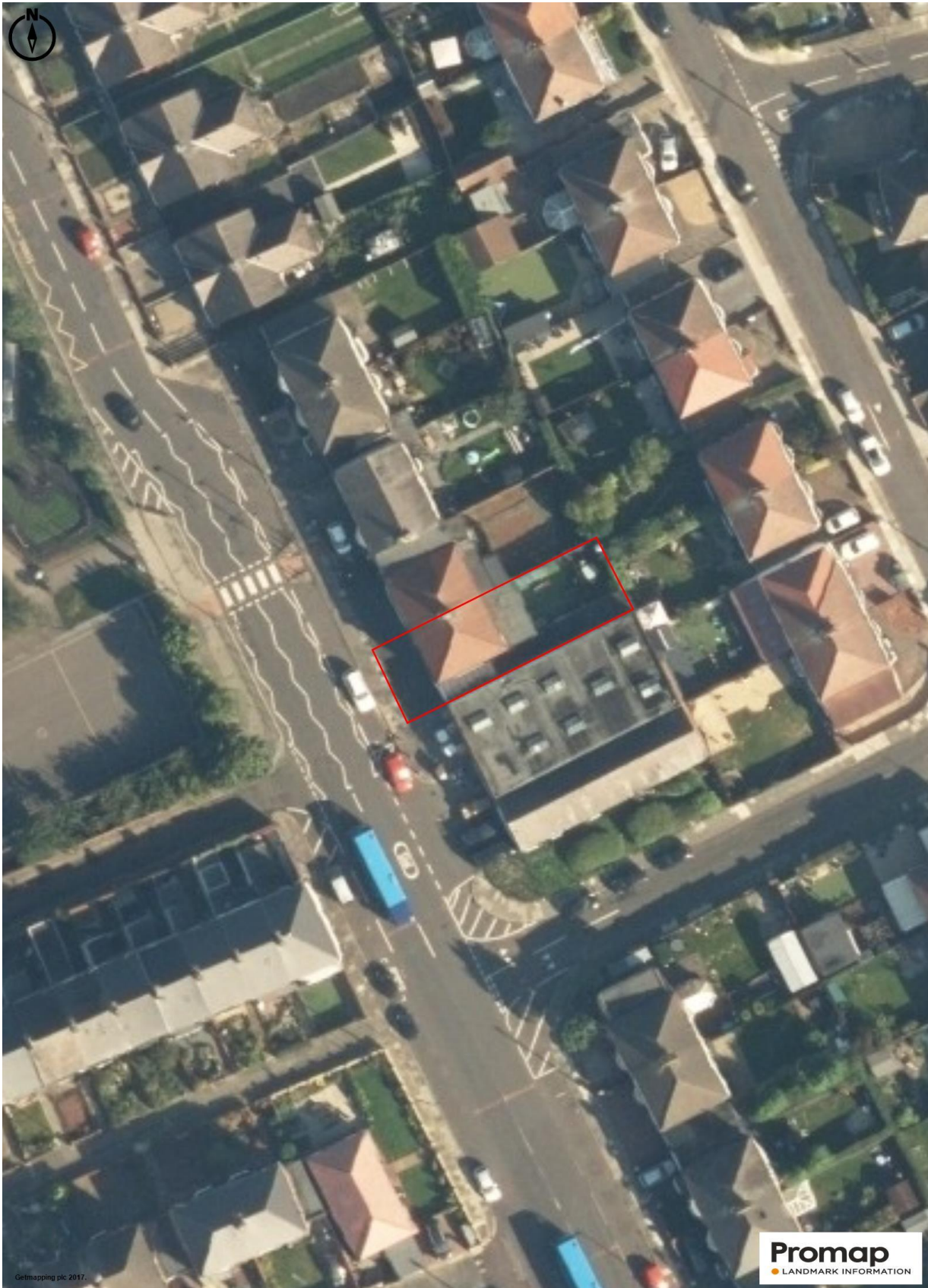
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