

# property offer



**Proctor Court,  
Wharrier Street, Walker,  
Newcastle upon Tyne,  
NE6 3DZ**

- Two bedroom apartment
- In the Walker area in Newcastle upon Tyne
- Landlord: Newcastle City Council

## A Newcastle City Council Tenancy Includes:

- No Deposit/ Fees
- Low Rent
- 24 Hr Repair Service
- No Fixed Term tenancies
- Access to Newcastle Furniture Service
- Access to our Support and Progression Team

## Key facts

£<sub>pw</sub> 87.82

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 Your Homes  
Newcastle

 Tyne and Wear  
Homes

[www.yhn.org.uk](http://www.yhn.org.uk)

[www.tyneandwearhomes.org.uk](http://www.tyneandwearhomes.org.uk)



# the property



## Proctor Court, Wharrier Street, Walker, Newcastle upon Tyne, NE6 3DZ

YHN are pleased to offer this **TWO BEDROOM 11<sup>th</sup> FLOOR FLAT** of a **WELL PRESENTED & POPULAR** age designated multi-storey block for those **45+** within a popular residential area of Walker

This property offers:

- Secure communal door entry system
- Modern Composite secure door to front
- Spacious, Airy & Bright Living Room with feature fire
- Modern kitchen with matching wall & base units, and co-ordinating worktops
- Two double bedrooms. One with inbuilt storage
- Bathroom with Walk in Shower unit & washbasin
- Separate WC& WC
- Storage heating
- Double Glazed windows
- Newly modernised communal entrance & communal floor levels
- Ideal for single/couple or sharers requiring two bedrooms
- Energy performance certificate rating is C

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# the area

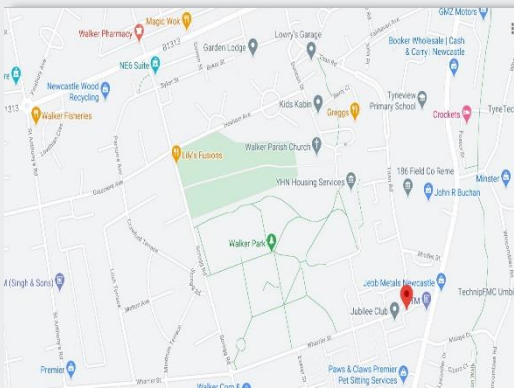


## Proctor Court, Wharrier Street, Walker, Newcastle upon Tyne, NE6 3DZ

Walker is a popular location with a strong community spirit. This property is located in a sought after area with only a 15/20 minute commute to Newcastle City Centre

The Location offers:

- Within a 5 minute walk to Local Health Centre with all NHS services Health
- Regular bus services are minutes away, for access to Newcastle via Shields Road & to Wallsend
- Local shops can be found minutes away at Church Walk shopping centre with Heron Foods, Greggs, Post Office Boots Pharmacy & Newsagents
- The Walker Park is on the doorstep and Walker Riverside is nearby offering picturesque walks/cycling on the banks of the River Tyne
- The property is ideally situated for access to all regions, for those that travel by foot, public transport or car



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# more images

Proctor Court, Wharrier Street, Walker,  
Newcastle upon Tyne, NE6 3DZ



FRONT DOOR



HALLWAY



LIVING ROOM



LIVING ROOM



FEATURE FIRE



KITCHEN



KITCHEN



KITCHEN



WC



BATHROOM



BEDROOM 1



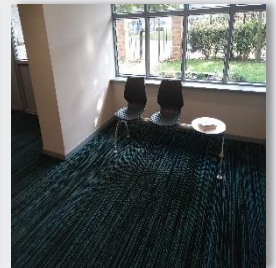
BEROOM 2



BEDROOM 2



MAIN ENTRANCE



COMMUNAL AREA

## Key facts

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