







- Popular Location
- No Upper Chain
- Freehold
- Council Tax Band \*A\*
- Mid Terrace Home
- Two Bedrooms
- Transport Links Nearby
- Viewing Recommended







Offered for sale with the benefit of no upper chain, this two bedroom mid terrace property will appeal to a variety of buyers. Located within a popular residential area close to all local amenities and transport links viewings do come recommended.

Internally the property briefly comprises to the ground floor:- entrance hallway, downstairs WC, kitchen and spacious lounge diner with French doors leading out to the rear garden. To the first floor there are two bedrooms and a family bathroom WC. The property further benefits from gas central heating and double glazing. Externally there are gardens to the front and rear along with with a driveway providing off street parking.

Viewings are highly recommended. For more information and to book your viewing please call our Low Fell branch on 0191 487 0800.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

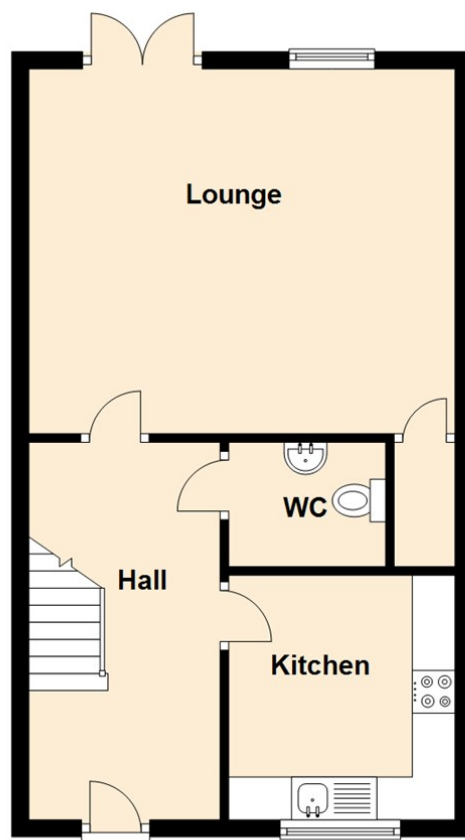


#### COVID-19 Guidelines

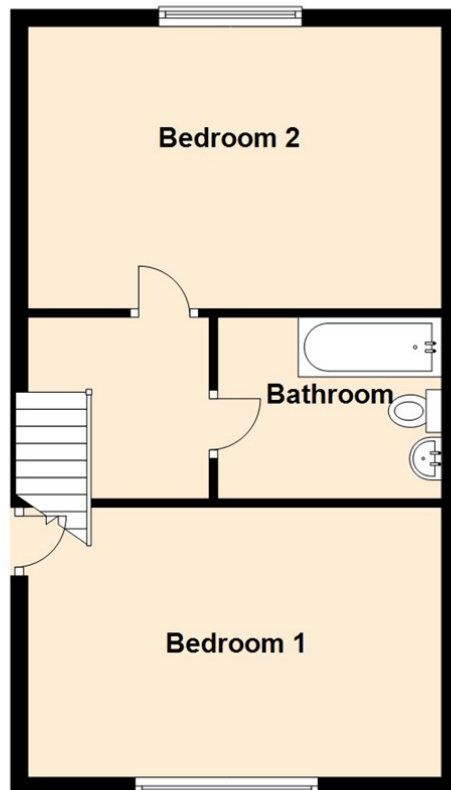
Although it is not mandatory, we do recommend that viewers wear appropriate PPE to protect themselves and others.

Council Tax band \*A\*.

**Ground Floor**



**First Floor**



## The difference between house and home

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Lounge 14'0" x 16'4" (4.27 x 5.00)

Kitchen 8'8" x 9'3" (2.66 x 2.84)

Bedroom One 10'8" x 16'4" (3.27 x 4.99)

Bedroom Two 11'0" x 16'4" (3.36 x 4.99)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

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**Newcastle**

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**High Heaton**

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**Tynemouth**

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**Property Management Centre**

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