



### 3 bed end of terrace house to buy in NE6

Commercial Road, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 2FN

**£110,000** Offers Over

 x3  x1  x2

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Three Bedrooms
- ✓ End of Terrace Property
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Community Scheme
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Available for sale is this well presented Grade 2 Listed three bedroom end terrace house located in Byker.

The accommodation briefly comprising; entrance area, ground floor WC, good size lounge, dining room, kitchen with a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator. Three bedrooms and bathroom/WC.

This property is grade 2 star listed.

The property benefits from central heating supplied via the Byker District heating system.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g23b92>

Please call our Heaton office for more information or to book your viewing.

Council Tax Band: A

Tenure: Freehold

Price: Offers Over £110,000

Property Type: End of terrace house

Parking: Off Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Community Scheme

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## Front External

To the front of the property is mainly paved with fenced boundaries.



## Entrance Area

With door off to the dining room and storage cupboard.

## Ground Floor WC

With low level WC, hand wash basin and UPVC double glazed window.

## Lounge

*4.34m x 3.28m (14'2" x 10'9")*

UPVC double glazed bay window to the rear and radiator.



## Dining Room

*3.64m x 3.33m (11'11" x 10'11")*

UPVC double glazed window to the front and radiator.



## Kitchen

*4.00m x 2.60m (13'1" x 8'6")*

With a good range of wall and base units, complimenting work surfaces, built in electric hob and oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear garden, UPVC double glazed window and radiator.



## First Floor Landing

With doors off to the bedrooms, bathroom/WC and large storage cupboard.

## Bedroom One

3.99m x 2.64m (13'1" x 8'7")

UPVC double glazed window to the front and radiator.



## Bedroom Two

3.27m x 3.09m (10'8" x 10'1")

UPVC double glazed window to the rear and radiator.



## Bedroom Three

3.40m x 2.61m (11'1" x 8'6")

UPVC double glazed window to the front, built in storage cupboards and radiator.



## Bathroom/WC

2.51m x 1.47m (8'2" x 4'9")

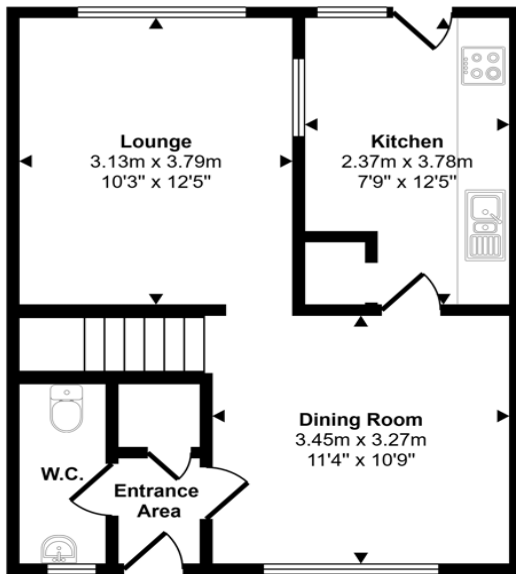
White three piece bathroom suite comprising; bath with shower over, hand wash basin, low level WC, tiled walls, tiled flooring, storage cupboard, UPVC double glazed window and radiator.



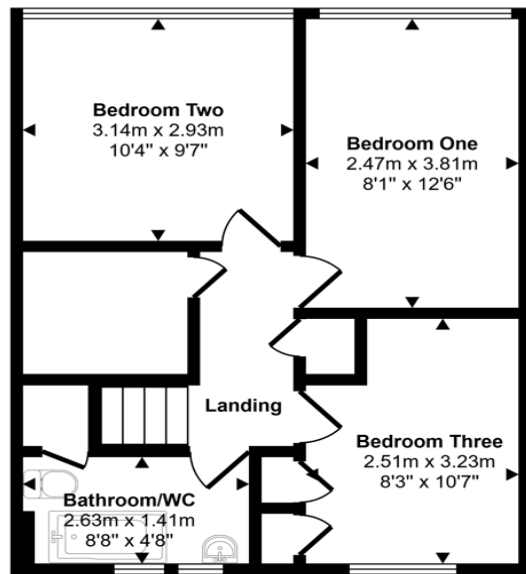
## Rear Garden

Low maintenance town garden to the rear mainly paved with walled boundaries.

Approx Gross Internal Area  
83 sq m / 893 sq ft



Ground Floor  
Approx 41 sq m / 445 sq ft



First Floor  
Approx 42 sq m / 448 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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