



## 2 bed upper flat to buy in NE6

Emily Street, Newcastle upon Tyne, Tyne and Wear, NE6 2QY

**£59,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ First Floor Flat
- ✓ No Upper Chain
- ✓ Close to Local Amenities and Transport Links
- ✓ EPC Rating D

## Key Information

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

## Description

TO BE SOLD VIA ONLINE UNCONDITIONAL AUCTION FEES APPLY.

To be sold with no upper chain is this two bedroom first floor flat located on Emily Street, Walker.

The property comprises; entrance hall with stairs to the first floor, lounge, kitchen to the rear of the property with a good range of wall and base units, complimenting work surfaces, built in gas hob and electric oven, stainless steel sink with mixer tap, tiled splashback, space for appliances, door to the rear yard, UPVC double glazed window and single glaze window, UPVC double glazed window and radiator. Two bedrooms, dressing room/home office space and bathroom/WC.

Externally to the rear is a shared rear yard which is mainly paved and walled boundaries incorporating gates leading out to the rear lane.

The property benefits from UPVC double glazing and gas central heating.

Leasehold 999 years from 23rd September 2010 should you proceed with this purchase these details must be verified by your solicitor.

Virtual tour available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g2b52c>

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 984

Price: Starting Bid £59,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate 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: Gas

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



## Entrance Hall

With stairs to the first floor landing.

## First Floor Landing

With doors off to the lounge, bedrooms, and dressing room/study.

## Lounge

4.15m x 2.25m (13'7" x 7'4")

UPVC double glazed window to the rear, electric fire set into feature surround, storage cupboard and radiator.



## Kitchen

4.15m x 2.25m (13'7" x 7'4")

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



## Bedroom One

5.18m x 3.76m (16'11" x 12'4")

UPVC double glazed walk in bay window to the front and radiator.



## Bedroom Two

3.05m x 2.59m (10'0" x 8'5")

UPVC double glazed window to the front and radiator.



## Dressing Room/Home office



## Bathroom/WC

2.54m x 1.92m (8'4" x 6'3")

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

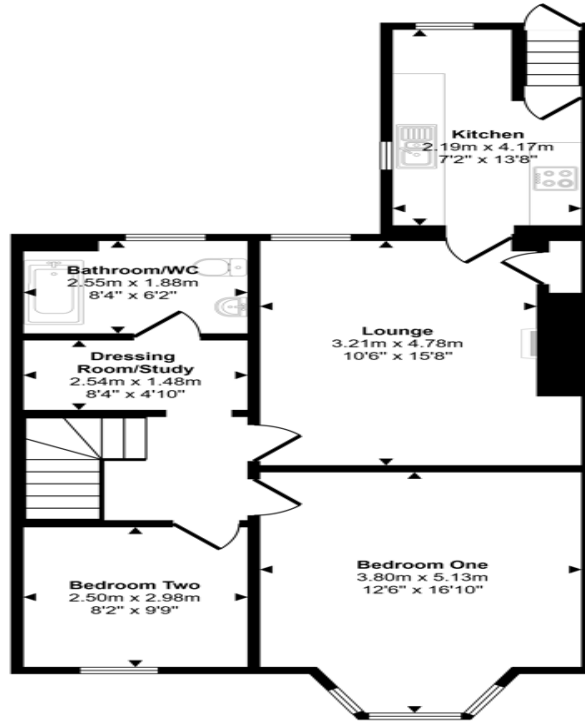


## Rear Yard

Shared rear yard mainly paved with walled boundaries incorporating double gates leading to the rear lane.



Approx Gross Internal Area  
69 sq m / 748 sq ft



Floorplan

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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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