

6 Adelphi Place

Walker, Newcastle Upon Tyne, NE6 2QD

** THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH **

** GUIDE PRICE £100,000 - £110,000 **

* TWO BEDROOM MID TERRACE HOUSE ** FANTASTIC FIRST TIME BUY ** CUL-DE-SAC LOCATION **

OFF STREET PARKING TO FRONT ** GOOD SIZE GARDEN TO REAR ** ** NEWLY DECORATED **

CLOSE TO SHOPS & BUS SERVICES TO NEWCASTLE CITY CENTRE ** READY TO MOVE INTO **

** CHAIN FREE ** COUNCIL TAX BAND A ** FREEHOLD ** ENERGY RATING C **

Price Guide £100,000



- Two Bedroom Mid Terrace House

- Off Street Parking to Front

• Chain Free Entrance

Entrance door, laminate flooring, stairs to the first floor landing.

Lounge

13'6" x 12'10" (4.13 x 3.92)

Double glazed window, laminate flooring, storage cupboard, radiator.

Kitchen

16'2" x 5'10" (4.93 x 1.78)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, laminate flooring, radiator and external door to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

13'0" x 9'10" (3.98 x 3.01)

Double glazed window, storage cupboard, double cupboard with hanging rail, radiator.

Bedroom 2

9'7" x 9'5" (2.93 x 2.89)

Double glazed window, radiator.

Bathroom

6'5" x 5'11" (1.98 x 1.82)

Comprising; bath with shower over, WC and wash hand basin, double glazed window and radiator.

- Cul-De-Sac Location

- Newly Decorated

• Freehold - Council Tax Band A External

To the front of the property there is space for off street parking. There is a good size garden to the rear which has lawn and a decked patio.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

Mobile: EE>Likely Three> Likely 02>Likley Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

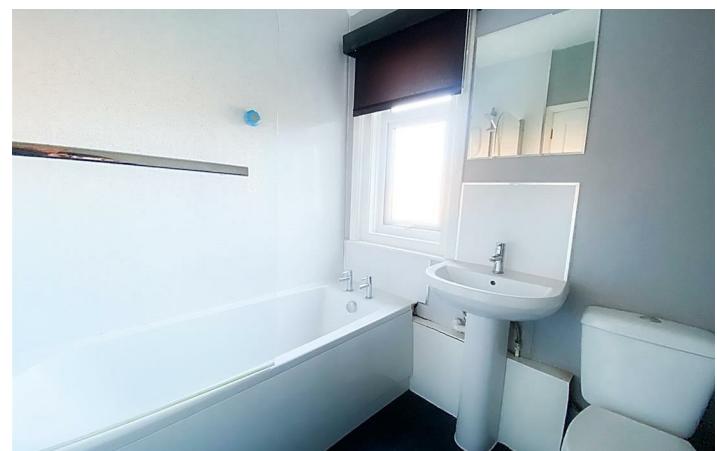
Surface water: Very low risk.

Rivers and the sea: Very low risk.

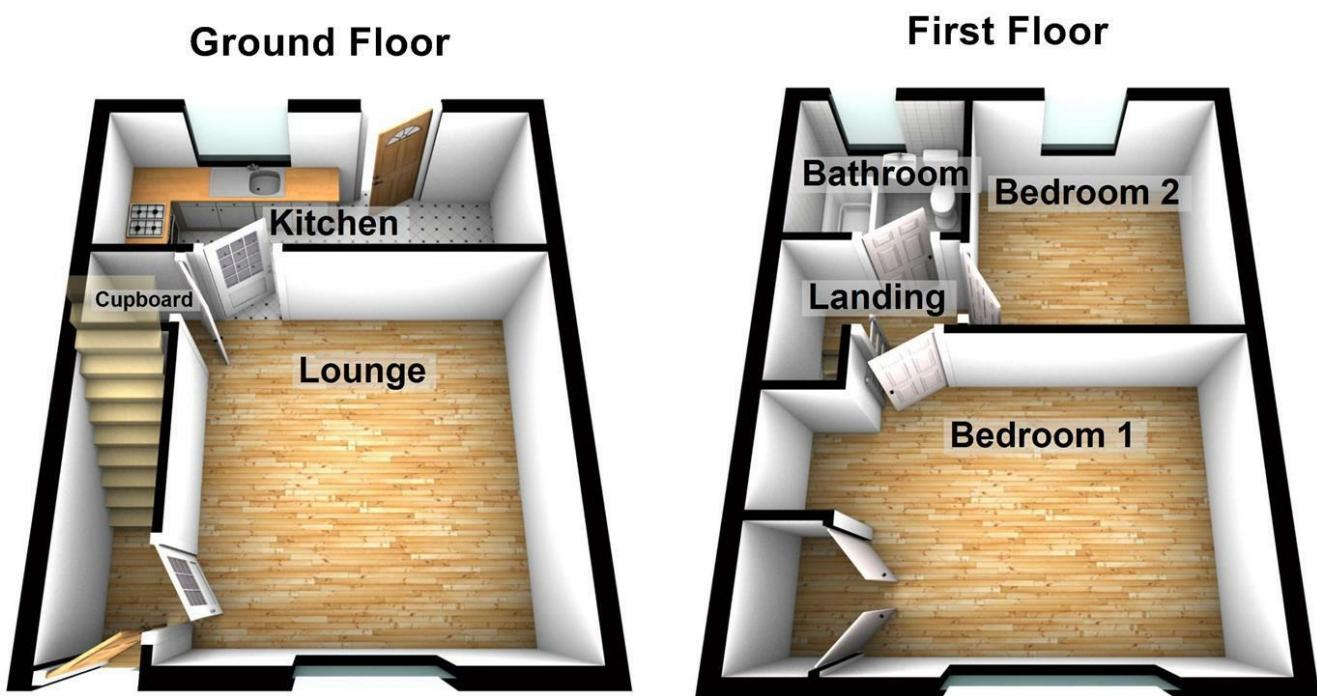
- Fantastic First Time Buy

- Good Size Rear Garden

- Energy Rating C



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	89
(81-91)	B	71
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	