









# 80 Birds Nest Road

Walker, Newcastle Upon Tyne, NE6 2LQ

- \*\* TWO BEDROOM END TERRACE HOUSE \*\* GENEROUS CORNER PLOT \*\* IDEAL FIRST TIME BUY \*\*
- \*\* SOUTH FACING GARDEN TO REAR \*\* OFF STREET PARKING FOR TWO VEHICLES \*\* CHAIN FREE \*\*
- \*\* BUS SERVICES DIRECT TO NEWASTLE CITY CENTRE \*\* COUNCIL TAX BAND A \*\*
- \*\* FREEHOLD \*\* ENERGY RATING D \*\*









- End Terrace House
- Off Street Parking To Front
- Council Tax Band A
- Two Double Bedrooms
- South Facing Garden To Rear

front which provides space for off

storage shed to the side.

**BROADBAND AND MOBILE:** 

https://checker.ofcom.org.uk

Broadband: Highest available

Speeds: Download: 1000 Mbps

Mobile Indoor: EE - Limited Three -

Likely 02 - Likely Vodafone - Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

At the time of marketing we believe

**Material Information** 

information please visit

Upload: 1000 Mbps

street parking. The rear garden has

Freehold

- Ideal First Time Buy
- Chain Free
- Energy Rating D

Surface water: Very low.

### **Hallway**

Double glazed entrance door, stairs to floor, radiator. to the first floor landing with storage cupboard under, radiator.

## Lounge

14'10" x 10'6" (4.54 x 3.22)

Double glazed window, radiator and a southerly aspect and has paving double glazed French doors leading and decking. There is also a large out to the rear garden.

# **Kitchen**

10'4" x 8'6" (3.16 x 2.61)

Fitted with wall and base units with work surfaces over, integrated oven this information is correct, for further and hob with extractor hood over, sink unit. Double glazed window, radiator.

## Landing

Double glazed window.

#### **Bedroom 1**

11'5" x 11'3" (3.48 x 3.44)

Double glazed windows, cupboard, radiator.

### **Bedroom 2**

10'3" x 8'2" (3.13 x 2.49)

Double glazed window, radiator.

### **Shower Room**

6'2" x 6'0" (1.90 x 1.85)

Comprising; shower cubicle, WC and wash hand basin. Double

purchasers contact the relevant suppliers before proceeding to

purchase the property.

FLOOD RISK:

Yearly chance of flooding:

We recommend potential

# **External**

glazed window, part tiled walls, tiling Rivers and the sea: Very low.

**Traditional** 

This information must be confirmed via our surveyor.

CONSTRUCTION: Externally there is bock paving to the











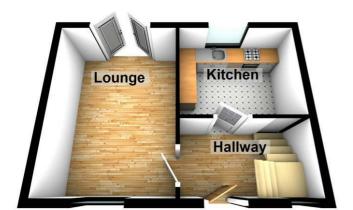




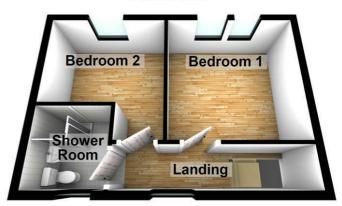


## Floor Plan





**First Floor** 



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