



## 5 Cawfields Court

Longbenton, Newcastle Upon Tyne, NE12 8UX

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* FREEHOLD \*\* CHAIN FREE \*\* CUL-DE-SAC LOCATION \*\* THREE BEDROOM END TERRACE HOUSE \*\* OFF STREET PARKING FOR TWO VEHICLES \*\*

\*\* DOWNSTAIRS WC \*\* KITCHEN/DINER \*\* LOVELY GARDEN TO REAR \*\* IDEAL STARTER HOME \*\* CLOSE TO AMENITIES \*\* BUILDERS PART EXCHANGE SCHEME \*\* COUNCIL TAX BAND B \*\* ENERGY RATING C

**Price £199,995**



- Three Bedroom End Terrace House
- Downstairs WC
- Freehold
- Chain Free - Ideal First Time Buy
- Off Street Parking For Two Vehicles
- Council Tax Band B
- Modern Kitchen/Diner
- Good Size Rear Garden

**Hallway**

Double glazed entrance door, stairs to the first floor landing, laminate flooring, radiator.

**Cloaks/WC**

5'4" x 2'10" (1.63 x 0.88)  
Double glazed window, WC and wash hand basin, laminate flooring, radiator.

**Lounge**

13'3" x 12'6" (4.05 x 3.82)  
Double glazed window, laminate flooring, fireplace with inset fire, radiator.

**Kitchen/Diner**

15'7" x 8'11" (4.76 x 2.73)  
Fitted with a range of wall and base units with contrasting work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, storage cupboard, radiator and double glazed French doors leading out to the rear garden.

**Landing**

Double glazed window.

**Bedroom 1**

12'4" max x 9'8" max (3.77 max x 2.96 max)  
Double glazed window, fitted wardrobes, radiator.

**Bedroom 2**

9'11" x 6'9" min (3.04 x 2.07 min)  
Double glazed window, radiator.

**Bedroom 3**

8'7" x 6'10" (2.63 x 2.10)  
Double glazed window, cupboard, radiator.

**Bathroom**

6'6" x 5'5" (1.99 x 1.67)  
Comprising; bath with shower over, WC and wash hand basin with fitted furniture surrounding. Double glazed window, tiling to walls, ladder style radiator.

**External**

Externally there is a garden to the front which is laid to lawn. . The rear garden has lawn and a paved patio area, and a side access gate. There are also two parking bays to the front of the property.

**Broadband and Mobile**

At the time of marketing this information is correct.  
Broadband: Highest available  
Speeds: Download: 1800 Mbps  
Upload: 220 Mbps  
Mobile: Indoor EE>Limited Three>Limited 02>Likley Vodafone>Limited  
Mobile: Outdoor EE>Likely Three>Likely 02>Likley Vodafone>Likely

**Flood Risks**

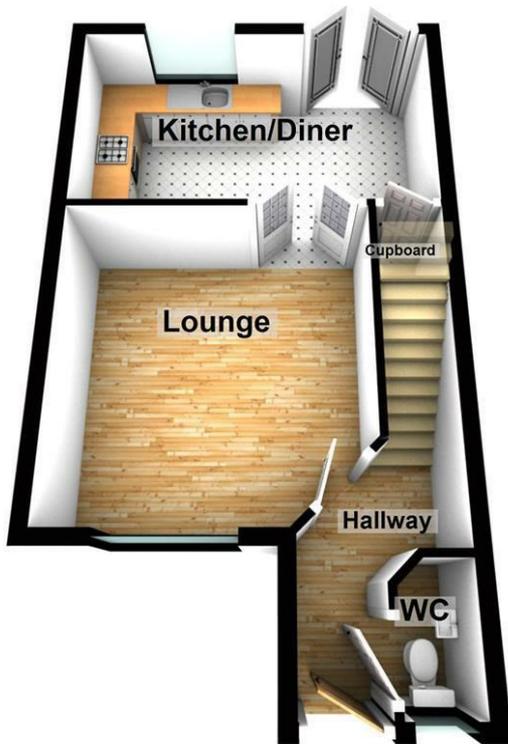
At the time of marketing this information is correct.  
Yearly chance of flooding:  
Rivers and the sea: Very low.  
Surface water: Very low.





# Floor Plan

**Ground Floor**



**First Floor**



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>69</b>	
(55-68) <b>D</b>			
(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 &amp; Wales</b>		EU Directive 2002/91/EC	