



## 42 Courtfield Road , Newcastle Upon Tyne, NE6 4YD

\*\* 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. \*\*

\*\* GUIDE PRICE £100,000 - £110,000 \*\*

\*\* TWO BEDROOM END TERRACE HOUSE \*\* IDEAL FIRST TIME BUY \*\* MODERN REFITTED KITCHEN \*\*

\*\* LOVELY PRIVATE LOW MAINTENANCE GARDEN TO REAR WITH WESTERLY ASPECT \*\*

\*\* OFF STREET PARKING FOR TWO VEHICLES TO FRONT \*\* METRO STATION 0.5 MILE AWAY \*\*

\*\* CLOSE TO LOCAL AMENITIES \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

**Price Guide £100,000**



- Two Bedroom End Terrace House
- Ideal First Time Buy
- Modern Refitted kitchen
- Lovely Westerly Aspect Garden To Rear
- Off Street Parking For Two Vehicles
- 0.5 Mile From Metro Station
- Freehold
- Council Tax Band A
- Energy Rating C

### Entrance Lobby

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

### Lounge

13'7" x 11'3" (4.16 x 3.43)

Double glazed window, laminate flooring, coving to ceiling, radiator.

### Kitchen

14'10" x 5'10" (4.53 x 1.78)

Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor hood over, integrated washing machine, 1.5 bowl sink unit.

Double glazed windows, radiator and external door leading to the rear garden.

### Landing

Access to bedrooms and bathroom.

### Bedroom 1

14'9" max into alcove x 10'2" (4.52 max into alcove x 3.12)

Double glazed window, radiator.

### Bedroom 2

11'5" max into alcove x 9'4" (3.50 max into alcove x 2.87)

Double glazed window, radiator.

### Bathroom

6'0" x 5'5" (1.83 x 1.67)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, radiator.

### External

Externally the front garden has decorative paving providing off street parking for two vehicles. There is a lovely private garden to the rear which has a westerly aspect, the garden is not overlooked and has artificial grass and a decked patio area.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

Broadband: Highest available

Speeds: Download: 1800 Mbps

Upload: 1000 Mbps

Mobile Indoor: EE - Likely Three -

Likely 02 - Likhley Vodafone - Likely

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likhley Vodafone - Likely

We recommend potential

purchasers contact the relevant suppliers before proceeding to purchase the property.

#### FLOOD RISK:

Yearly chance of flooding:

Rivers and the sea: Medium..

Surface water: Very low.

#### CONSTRUCTION:

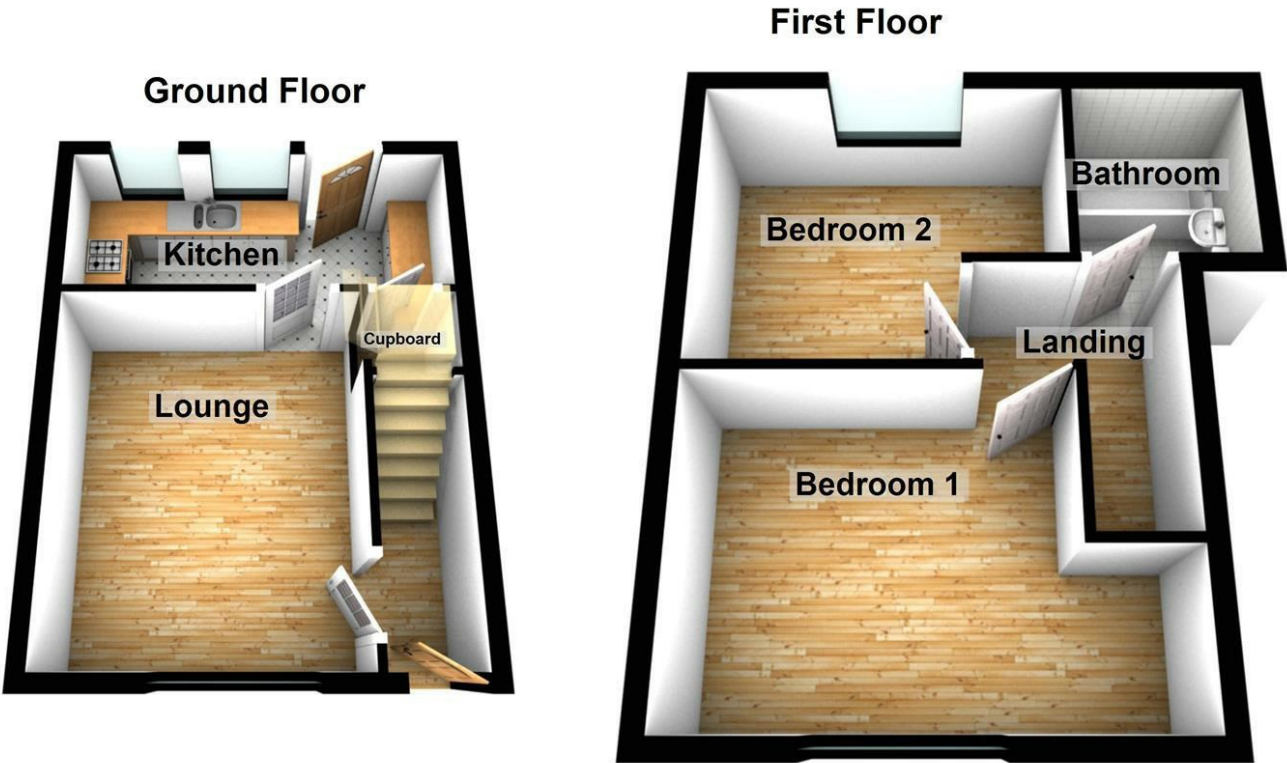
Traditional

This information must be confirmed via our surveyor.





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		
(81-91) B		85
(69-80) C	71	
(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	