



## 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
- Lovely Westerly Aspect Garden To Rear
- Freehold
- Ideal First Time Buy
- Off Street Parking For Two Vehicles
- Council Tax Band A
- Modern Refitted kitchen
- 0.5 Mile From Metro Station
- 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>

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

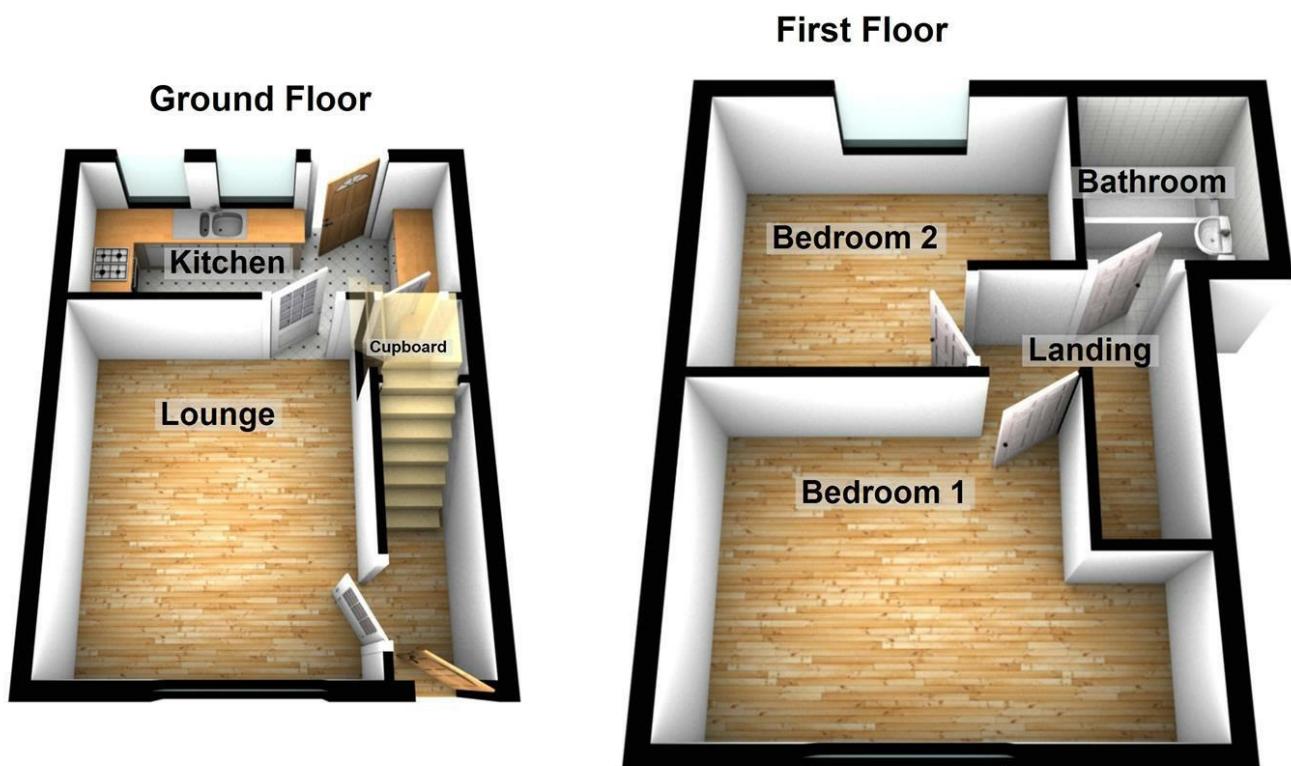
**FLOOD RISK:**  
Yearly chance of flooding:  
Rivers and the sea: Medium..  
Surface water: Very low.

**CONSTRUCTION:**  
Traditional  
This information must be confirmed via our surveyor.

We recommend potential



## 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	85
(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	