

34 Norbury Grove
, Newcastle Upon Tyne, NE6 2TA

** 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. **

** TWO BEDROOM MID TERRACE HOUSE ** LOVELY SOUTH FACING GARDEN TO REAR **

** IDEAL FIRST BUY / INVESTMENT ** SOME UPDATING REQUIRED ** SPACIOUS BATHROOM **

** LOCAL AMENITIES NEARBY ** CHAIN FREE ** COUNCIL TAX BAND A ** ENERGY RATING D **

Price £90,000



- Two Bedroom Mid Terrace House
- Some Updating Required
- Freehold Hallway
- Spacious Bathroom
- Ideal First Buy/Investment
- Council Tax Band A
- South Facing Rear Garden
- Chain Free
- Energy Rating D

Entrance door, stairs to the first floor 9'1" x 7'4" (2.77 x 2.25)

landing with storage cupboard under. Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, radiator.

Lounge

15'5" 10'7" (4.72 3.23)

External

Double glazed window, fireplace with electric fire, double glazed patio front which is laid to lawn. The rear doors to the rear garden, radiator. Externally there is a garden to the gardens is mostly lawn and is south facing.

Kitchen

13'1" x 9'0" (4.01 x 2.76)

Broadband and Mobile

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window and double glazed door leading to the rear garden. At the time of marketing this information is correct.

Broadband: Highest available
Speeds: Download: 1800 Mbps
Upload: 1000 Mbps

Landing

Access to bedrooms and bathroom.

Mobile: Indoor EE>Limited Three>
Likely 02>Limited Vodafone>Limited
Mobile: Outdoor EE>Likely Three>
Likely 02>Likley Vodafone>Likely

Bedroom 1

13'1" max x 11'10" (4.00 max x 3.61)

Para - Flood Risks

Double glazed window, radiator, cupboard.

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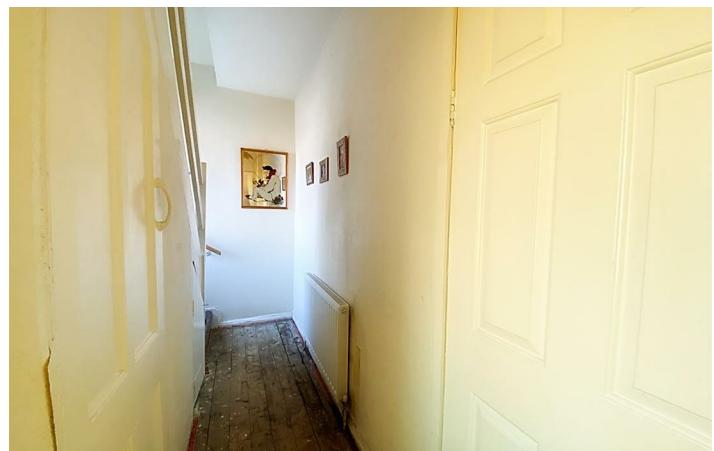
Bedroom 2

12'6" into robe x 7'8" (3.82 into robe x 2.34)

Yearly chance of flooding:

Double glazed window, fitted sliding door wardrobes, radiator.

Rivers and the sea: Very low.
Surface water: Very low.





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	84
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	