



36 Borrowdale Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4HL

** 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 GROUND FLOOR FLAT ** CHAIN FREE ** OFF STREET PARKING TO FRONT **

** PRIVATE GARDEN TO REAR ** NEARBY SCHOOLS & BUS SERVICES TO NEWCASTLE CITY CENTRE **

** IDEAL FIRST TIME BUY ** CHAIN FREE ** COUNCIL TAX BAND A ** 999 YEAR LEASE **

** ENERGY RATING C **

Offers Over £80,000



- Ground Floor Flat
- Private Garden To Rear
- Council Tax Band A
- Two Bedrooms
- Great First Time Buy
- 999 Year Lease
- Off Street Parking
- Chain Free
- Energy Rating C

Hallway

Double glazed entrance door, storage cupboard, radiator.

Lounge

13'3" x 11'8" (4.04 x 3.58)

Double glazed window, fireplace with electric fire, laminate flooring, radiator.

Kitchen

9'11" x 5'11" + 5'11" x 3'6" (3.04 x 1.81 + 1.81 x 1.07)

Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window, part tiled walls, tiling to floor, radiator and external door to the rear garden.

Bathroom

5'10" x 4'11" (1.78 x 1.51)

Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls and floor.

Bedroom 1

11'0" x 9'10" + bay (3.37 x 3.02 + bay)

Double glazed bay window, radiator.

Bedroom 2

9'10" x 8'11" (3.01 x 2.74)

Double glazed window, radiator.

External

Externally there is space for off street parking to the front and a private garden to the rear.

Lease Information

The property has a 999 year lease dated form 06/10/1993 with no ground rent.

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 - Limited Three -

Limited 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:

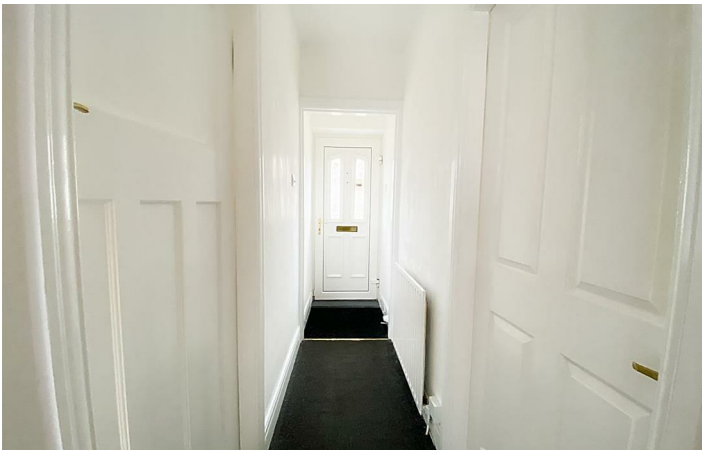
Rivers and the sea: Very low.

Surface water: Very low.

CONSTRUCTION:

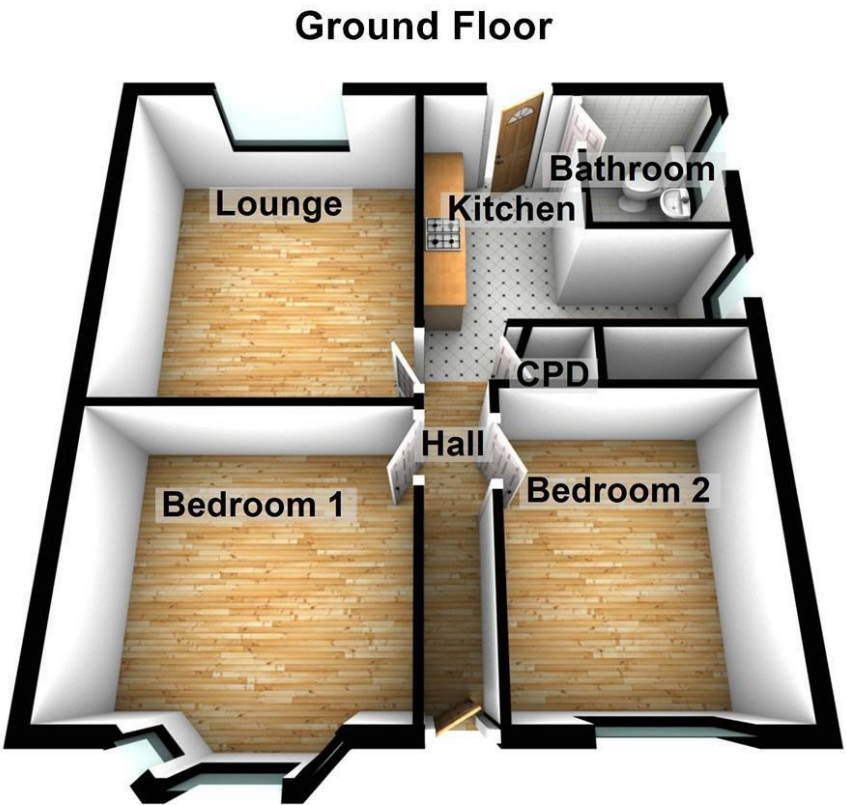
Traditional

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	71
England & Wales		
EU Directive 2002/91/EC		