

## 65 Bothal Street , Byker, NE6 2JQ

\*\* 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. \*\*

\*\* GREAT FIRST BUY \*\* TWO BEDROOM FIRST FLOOR FLAT \*\* CHAIN FREE \*\*

\*\* RECENTLY PAINTED AND NEW CARPETS \*\* CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS \*\*

\*\* SHARED YARD TO REAR \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

\*\* LEASEHOLD - PEPPERCORN LEASE 999 years from 25 May 1984 \*\*

Offers Over £65,000



- Two Bedroom First Floor Flat
- Great First Time Buy
- Council Tax Band A

**Entrance**

UPVc door into entrance lobby, stairs to first floor, radiator, leading to..

**Landing**

Access to bathroom, lounge and bedrooms

**Living Room**

15'7" x 12'2" (4.75 x 3.71)

Double glazed window, radiator

**Kitchen**

11'6" x 7'2" (3.51 x 2.18)

Double glazed window, door to external staircase, fitted with range of floor units with countertops, sink unit, plumbed for washing machine

**Bedroom 1**

14'7" x 11'0" (4.45 x 3.35)

Double glazed window, radiator, two cupboards

**Bedroom 2**

9'8" x 7'4" (2.97 x 2.26)

Double glazed window, radiator.

**Bathroom**

10'8" x 7'5" (3.25 x 2.26)

Double glazed window, radiator, WC, wash hand basin, bath with mixer tap shower.

- Recently Painted and New Carpets Fitted
- Shared Yard to Rear
- Leasehold 999 years from 25 May 1984 - Peppercorn

**External**

There is a yard to the rear, shared with the lower flat.

**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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

- EE- Good outdoor, variable in-home
- O2- Good outdoor, variable in-home
- Three-UK- Good outdoor and in-home
- Vodafone - Good outdoor

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

**FLOOD RISK:**

Yearly chance of flooding:  
Surface water: Very low.

- Close to Local Amenities and Transport Links
- On Street Parking
- Energy Rating D

Rivers and the sea: Very low.

**CONSTRUCTION:**

Traditional

This information must be confirmed via your surveyor and legal representative.

**Leasehold**

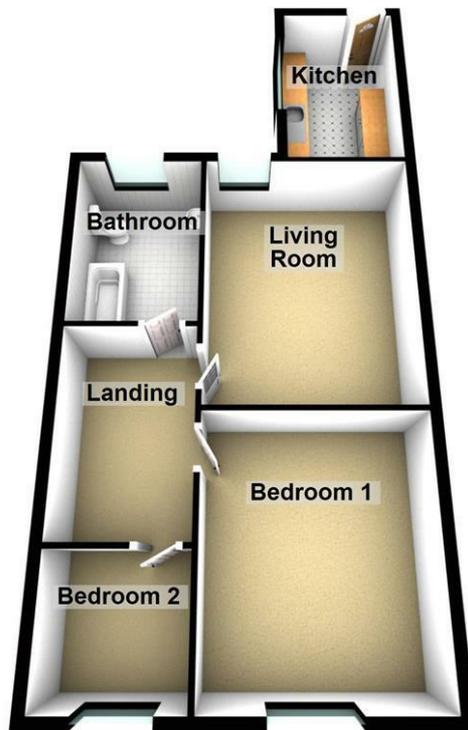
999 year Peppercorn Lease from 25 May 1984





# Floor Plan

## 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) A			
(81-91) B			
(69-80) C			
(55-68) D		67	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	