

7 Beverley Terrace Walker, Newcastle Upon Tyne, NE6 3UT

** CHAIN FREE ** WELL PRESENTED ** FREEHOLD ** TWO BEDROOM MID TERRACE HOUSE **

** SOUTH FACING LOW MAINTENANCE REAR GARDEN ** DRIVEWAY PARKING **

** GREAT FIRST TIME BUY ** MODERN KITCHEN/DINER ** COUNCIL TAX BAND A **

** ENERGY RATING E ** EASY ACCESS TO NEWCASTLE CITY CENTRE **

Offers Over £140,000



- Chain Free
- Great First Time Buy

**Freehold
Entrance Porch**

5'0" x 3'7" (1.54 x 1.10)

Double glazed porch with windows and UPVC door, double glazed door leading to ...

Lounge

16'4" max x 11'3" (5.00 max x 3.43)

Open plan lounge with stairs to first floor, double glazed bow window, vertical radiator, laminate flooring, under stair storage, leading to

Kitchen/Diner

16'4" x 9'7" (4.98 x 2.94)

Fitted with range of wall and base units with countertops, sink, built in oven and induction hob with overhead extractor hood, integrated under counter fridge and freezer, integrated washing machine, laminate flooring, radiator and French doors with access to rear garden.

Stairs to First Floor

leading to...

Landing

6'10" x 2'9" (2.09 x 0.85)

leading to...

Bathroom

6'6" x 5'5" (2.00 x 1.66)

Double glazed window, ladder style

- Two Bedroom Mid Terrace House
- Modern Kitchen/Diner
- Council Tax Band A

radiator, fully tiled walls and floor, WC, wash hand basin, bath with overhead shower.

Bedroom 1

11'10" max x 10'9" (3.62 max x 3.28)

Double glazed window, radiator

Bedroom 2

9'4" x 8'9" (2.85 x 2.67)

Double glazed window, radiator, cupboard.

External

To the front this is paved and provides space for off street parking. The rear garden is south facing, has artificial turf, patio, rear access gate and storage shed.

Para - Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further

representative.

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

- South Facing Rear Garden

- Off Street Parking

• Energy Rating E prediction and your experience.

EE- Good outdoor and in-home

O2-Good outdoor and in-home

Three- Good outdoor and in-home

Vodafone - Good outdoor and in-home

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

FLOOD RISK:

Yearly chance of flooding:

Surface water: Very low.

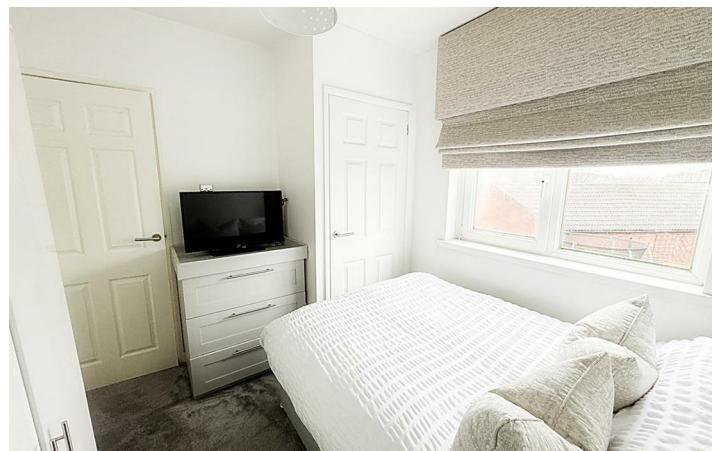
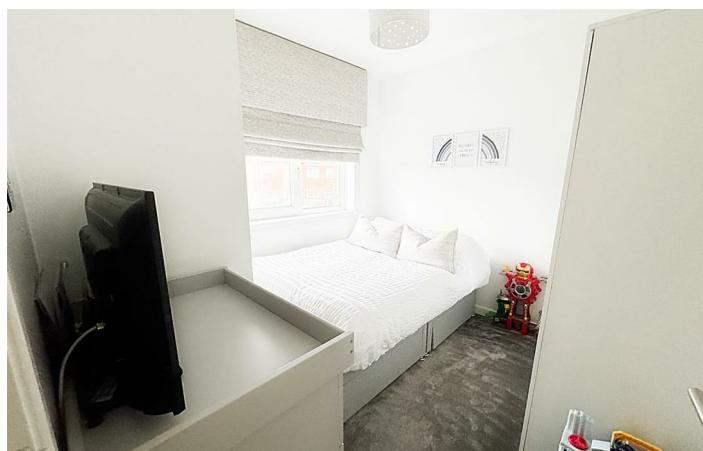
Rivers and the sea: Very low.

CONSTRUCTION:

Traditional.

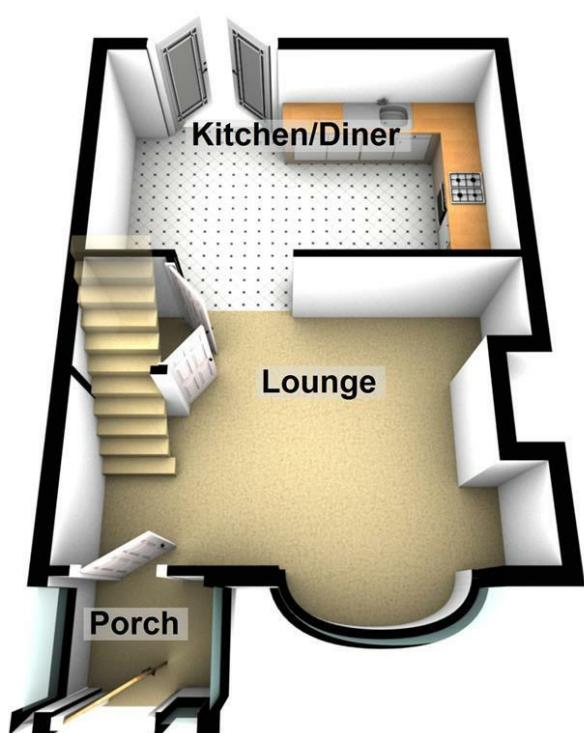
This information must be confirmed via your surveyor and legal



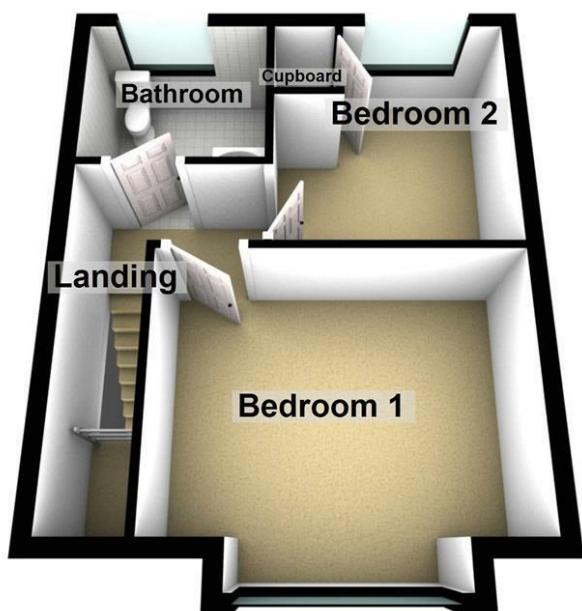


Floor Plan

Ground Floor



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 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		
England & Wales	EU Directive 2002/91/EC	