



6 Harbottle Court Byker, Newcastle Upon Tyne, NE6 2AH

** 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 £70,000 - £80,000 ** ONE BEDROOM END TERRACE HOUSE ** GREAT FIRST TIME BUY OR BUY TO LET INVESTMENT **

** RENTAL POTENTIAL £600 PCM ** OFF STREET PARKING ** SOUTH FACING REAR GARDEN **

** CUL-DE-SAC LOCATION ** ROAD LINKS DIRECT TO NEWCASTLE CITY CENTRE ** CHAIN FREE **

** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C **

Price Guide £70,000



- One Bedroom End Terrace House
- South Facing Rear Garden
- Freehold
- Ideal First Time Buy
- Rental Potential £600pcm
- Council Tax Band A
- Off Street Parking To Front
- Road Links Direct To Newcastle City Centre
- Energy Rating C

Porch

Entrance door with window to the side, inner door leading into the lounge.

Lounge

13'8" x 7'6" (4.17 x 2.31)

Double glazed window, stairs to the first floor landing, radiators.

Kitchen

10'4" x 6'9" (3.16 x 2.07)

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

Landing

Double glazed window, mezzanine storage area.

Bedroom

13'7" x 7'6" min (4.16 x 2.30 min)

Double glazed window, cupboard with hanging rail, radiator.

Bathroom

6'10" x 5'1" (2.09 x 1.57)

Comprising; bath with shower over, WC and wash hand basin. Double glazed window, radiator.

External

Externally there is a garden to the

front together with space for off street parking. The rear garden is not overlooked and is south facing.

Broadband and Mobile

At the time of marketing this information is correct.

Broadband: Highest available

Speeds: Download: 76 Mbps

Upload: 20 Mbps

Mobile: Indoor EE>Likely Three>

Likely 02>Likely Vodafone>Limited

Mobile: Outdoor EE>Likely Three>

Likely 02>Likely Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.

Yearly chance of flooding:

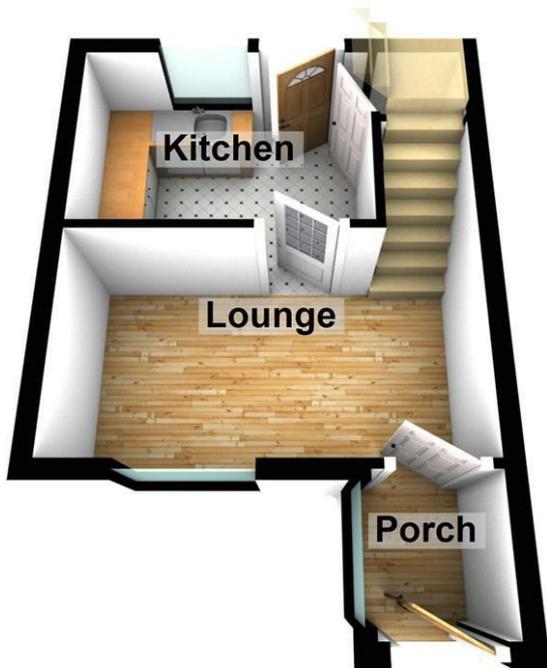
Rivers and the sea: Very low.

Surface water: Very low.



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 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
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	