

Accommodation

Ground Floor

Entrance Lobby

Part glazed upvc entrance door, stairs to the first floor.

Living Room (Front) 14' 3" x 13' 5" (4.34m x 4.09m)

Decorative polished stone fireplace, upvc double glazed window, central heating radiator, understair cupboard, built in cupboard to one alcove, TV point.

Dining Kitchen 17' 0" x 6' 6" (5.18m x 1.98m)

Fitted with a range of wall and floor units, stainless steel single drainer sink unit, plumbing for an automatic washing machine, wall mounted gas central heating boiler, central heating radiator, upvc double glazed window.

Rear Lobby

Rear lobby with separate WC off.

bathroom/WC

Fitted with a three piece white suite of a panelled bath with electric shower over, pedestal wash hand basin an low level wc, upvc double glazed window.

Bedroom 1 14' 4" x 9' 10" (4.37m x 2.99m)

Plus recess. large built in cupboard, central heating radiator, upvc double glazed window.

Bedroom 2 10' 2" x 9' 0" (3.10m x 2.74m)

Central heating radiator, upvc double glazed window.

Bedroom 3 8' 5" x 7' 0" (2.56m x 2.13m)

Central heating radiator, upvc double glazed window.

External

Mainly block paved garden to the front providing off street car parking. Shared access to the side leading to a good sized block paved garden to the rear.

Tenure

Freehold

Council Tax Band

A

LJ Lucas James

Estate Agents Surveyors Lettings



Allanville

Newcastle Upon Tyne, NE12 5XT

OIEO:

£95,000

Important Note: None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Lucas James Estate Agents for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Lucas James Estate Agents have any authority to make or give any representation or warranty whatever in relation to this property.



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Mid Terraced House

Three Bedrooms

Gas Fired Central Heating

Off Street Car Parking

In Need Of Upgrading

No Upper Chain



Available with no upper chain. This three bedroom mid terraced home is conveniently situated for local amenities within Camperdown together with public transport and road links to nearby centres. The property does require updating works but offers a good opportunity for those seeking a development opportunity. It briefly comprises an entrance lobby, living room to the front, dining kitchen to the rear, bathroom/wc and additional wc to the ground floor. To the first floor there are three bedrooms and externally the property has a garden to the front with driveway for off street car parking and a shared access to a low maintenance rear garden. The property has gas fired central heating via a recently installed combi boiler and UPVC double glazing.

