



To buy

## 2 bed upper flat to buy in NE6

Street, Byker, Newcastle upon Tyne, Tyne and Wear, NE6 1RJ

**£114,500**

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedroom First Floor Flat
- ✓ Excellent Local Amenities
- ✓ New boiler fitted 2024
- ✓ Well Presented
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas

## Description

Pattinson welcome to the sales market this well-presented two-bedroom first floor flat is situated in an ideal location, offering excellent access to Newcastle upon Tyne and surrounding areas. The property features two well-proportioned bedrooms, a bright and comfortable living area, a fitted kitchen, and a bathroom. Externally, there is a private garden, providing a pleasant outdoor space for relaxing or entertaining. Conveniently located close to local amenities, schools, and excellent transport link. NO UPPER CHAIN!!!

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 88

Price: £114,500

Property Type: Upper Flat

Parking: On Street

Heating: Gas

## Lounge



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## Kitchen



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## Main bedroom



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## Bedroom Two



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## Bathroom



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## Garden

## Rear Garden



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## Front Garden





| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         | 62                      |
| (39-54) <b>E</b>                            | 49      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

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Contact your local branch today for more information on this property:

**32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, [www.kavanaghhayes.co.uk](http://www.kavanaghhayes.co.uk)**

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