



2 bed upper flat to buy in NE6

Grace Street, Walker, Newcastle upon Tyne, Tyne and Wear, NE6 2RP

£50,000

 x 2  x 1  x 1

Tenure

Freehold

On Street parking

Property features

- ✓ Two Bedrooms
- ✓ First Floor Flat
- ✓ No Upper Chain
- ✓ Single glazed and Gas Central
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: **Band A**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Gas**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **ADSL copper wire**
- ✓ Mobile signal: **Good**

Description

To be sold with no appealing to a wide variety of buyers is this two bedroom first floor flat in this favoured residential street.

The accommodation comprises; entrance area with stairs to the first floor, lounge/diner, kitchen located at the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear yard, two single glazed windows and radiator. Two bedrooms and bathroom/WC.

Externally to the rear is a private south facing yard with walled boundaries.

The property benefits from gas central heating and no onward chain.

AGENTS NOTE: This property is currently freehold a lease will be created for the new buyer upon completion

Virtual tour Available at link below:

<https://tours.pattinson.co.uk/tour/1ga1g30ac8>

Please contact the Heaton Branch for further information and viewings.

Council Tax Band: A

Tenure: Freehold

Price: £50,000

Property Type: Upper Flat

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire, Cable, FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

Front External



Entrance Hall

With stairs to the first floor landing.

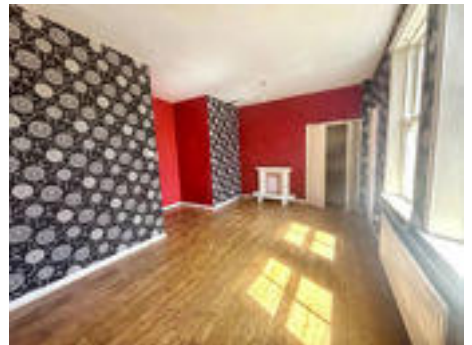
Landing

With doors off to the lounge/diner, bedrooms and bathroom/WC.

Lounge/Diner

5.45m x 4.39m (17'10" x 14'4")

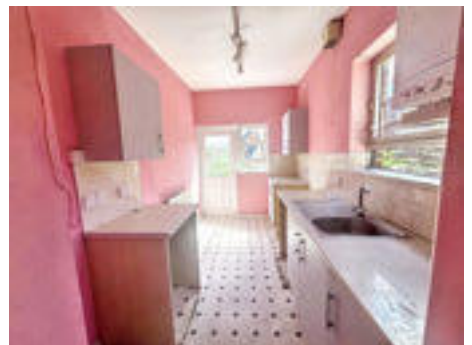
Two single glazed sash windows to the rear, built in storage cupboard and radiator.



Kitchen

3.53m x 2.08m (11'6" x 6'9")

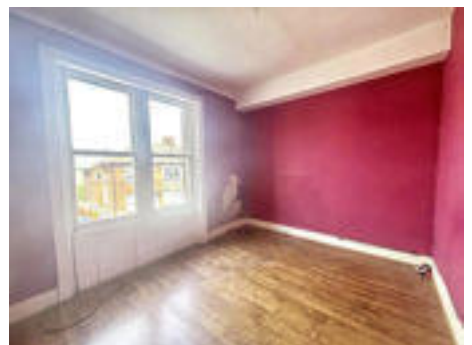
Located at the rear of the property with a good range of wall and base units, complimenting work surfaces, stainless steel sink with mixer tap, tiled splashback, space for appliances, UPVC double glazed door to the rear yard, two single glazed windows and radiator.



Bedroom One

3.56m x 2.92m (11'8" x 9'6")

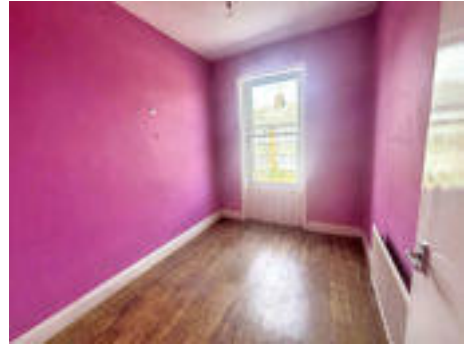
Two single glazed sash windows to the front of the property and radiator.



Bedroom Two

2.87m x 2.27m (9'4" x 7'5")

Single glazed sash window to the front and radiator.



Bathroom/WC

2.24m x 1.89m (7'4" x 6'2")

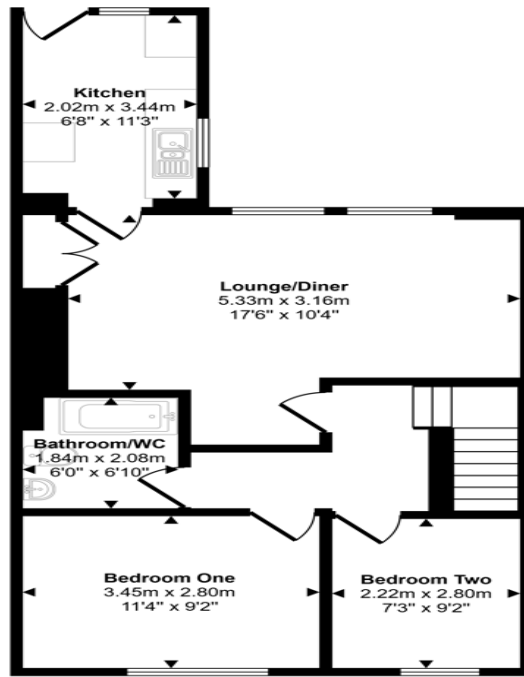
White three piece bathroom suite comprising; bath with shower head attachment, hand wash basin, low level WC, tiled walls and radiator.



Rear Yard

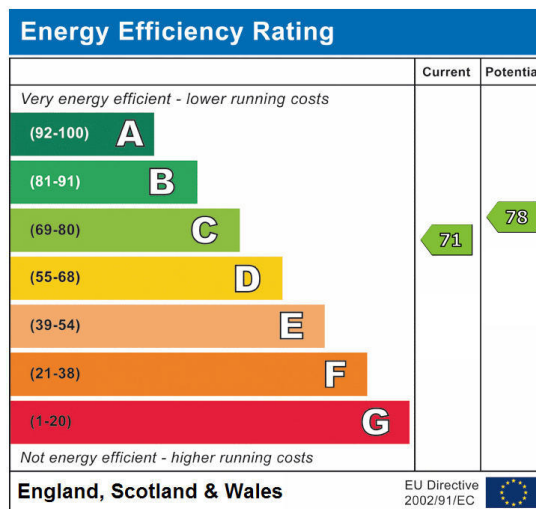
South facing private rear yard with walled boundaries.

Approx Gross Internal Area
57 sq m / 614 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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

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