



For Sale



24 Liddell Terrace, Bensham NE8 1YN

PUBLIC NOTICE

Walton Robinson are now in receipt of an offer for the sum of £131,600 for 24 Liddell Terrace. Anyone wishing to place an offer on this property should contact Walton Robinson, 101 Percy Street NE1 7RY, 0191 243 1000 before exchange of contracts.

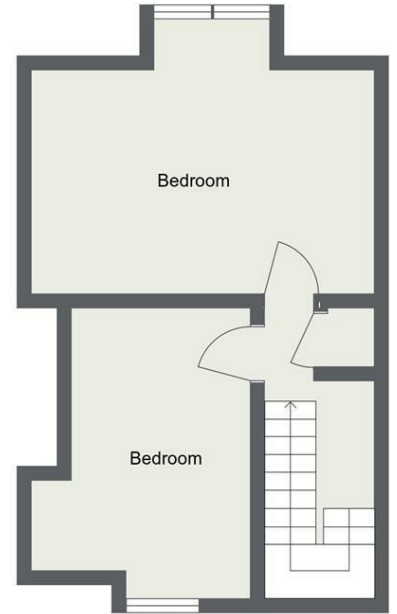
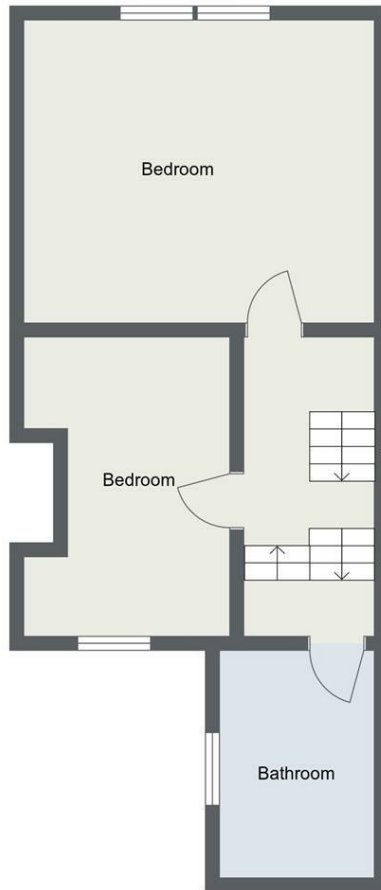
Ideally situated terraced house set out over three storeys and requiring some updating. The property briefly comprises of a large "knocked through" living area and kitchen to the ground floor, two bedrooms and large family bathroom with separate shower to the first floor and two further bedrooms to the second floor. There is a private south-facing rear yard and on-street parking to the front.

The property is situated between Bensham Road and Whitehall Road, providing easy access to the amenities of Saltwell Road, local medical practices and Brighton Road primary school, as well as being a short walk from Saltwell Park and local bus services to Gateshead, Team Valley, Whickham and Newcastle City Centre.

- Terraced House
- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Private Rear Yard
- On Street Parking
- Close to Amenities & Bus Links
- Requires Updating
- EPC Rating D

£89,950 Freehold

101 Percy Street, City Centre, Newcastle upon Tyne, NE1 7RY
T: 0191 649 7008 | Email: enquiries@waltonrobinson.com | www.waltonrobinson.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	