

230 Chillingham Road, Heaton, Newcastle upon Tyne, NE6 5LP Tel: 0191265 9339 Email: ronbreen@hotmail.co.uk Web: www.rbreen.co.uk



## 76 Middle Street, Walker, Newcastle upon Tyne, NE6 4DB

- . Attractive mid terraced lower flat
- . 1 Bedroom
- . Lounge
- . Kitchen
- . UPVC double glazing

- . Combi central heating
- . EPC rating D
- . On street parking

## £65,000

# www.rbreen.co.uk 0191 265 9339

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To the market we offer this attractive 1 bedroom mid terraced ground floor flat. The property benefits from a modern kitchen, UPVC double glazing and a shower and bathroom/WC. Early viewing is essential.

The Property comprises of:-

- ENTRANCE HALL UPVC door to front, carpet flooring to entrance hallway. glazed inner door, original architrave double radiator.
- BEDROOM 1) 11.8 x 13.5 UPVC double glazed window to front, carpet flooring, double radiator, coved ceiling with original centre rose, ceiling light.
- BATHROOM/WC 11.6 x 7.5 Fully tiled to all walls in white, roll top free standing bath, low level WC, pedestal washbasin, corner shower cubicle, tiled flooring, extractor fan, UPVC double glazed window to rear, ceiling light.
- LOUNGE 12.2 x 14.2 Coved ceiling, double radiator, UPVC bay window to rear, varnished floorboards, inset spotlights to ceiling, glazed door with glass blocks to kitchen.
- KITCHEN 8.6 x 7.7 White base and wall units with dark wood laminate worktops, stainless steel sink unit, built in electric oven, built in gas hob, white tiled splashbacks, real wood flooring, stainless steel extractor hood, UPVC double glazed window to rear, UPVC double glazed door to rear, inset ceiling spotlights, plumbed for washing machine.









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HEATING	Gas combi gas central heating.
DOUBLE GLAZING	UPVC double glazing throughout.
EXTERNAL	Fenced yard to rear for up to 2 cars
TENURE	Leasehold.
ADDITIONAL	
VIEWING	By appointment with Ron Breen Estate Agents.







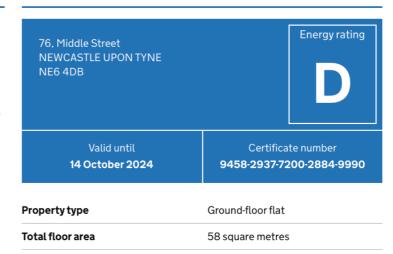
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#### **Certificate contents**

- Rules on letting this property
- Energy rating and score
- Breakdown of property's energy performance
- How this affects your energy bills
- Impact on the environment
- Changes you could make
- Who to contact about this
- certificate — Other certificates for this
- property

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## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions.

### **Energy rating and score**

This property's energy rating is D. It has the potential to be C.

THE ABOVE DETAILS ARE BELIEVED TO BE CORRECT BUT NO WARRANTY OR REPRESENTATION IS GIVEN OR MADE AS TO THEIR ACCURACY AND THEY SHALL NOT FORM ANY PART OF ANY CONTRACT. PROSPECTIVE PURCHASERS ARE ADVISED TO CHECK THEIR ACCURACY AS NO LIABILITY OR RESPONSIBILITY CAN BE ACCEPTED BY EITHER THIS COMPANY OR ANY MEMBER OF STAFF IN PROVIDING THIS INFORMATION. THE PROPERTY IS OFFERED SUBJECT TO CONTRACT, ALL ROOM SIZES ARE FROM A SONIC TAPE, ACCURACY CANNOT BE GUARANTEED. WHEN OWNERS ARE CONSIDERING YOUR OFFER THEY WILL REQUIRE AS MUCH RELEVANT INFORMATION AS POSSIBLE, IN ORDER TO OBTAIN THIS INFORMATION, YOU WILL BA ASKED TO CALL INTO THE OFFICE TO DISCUSS THE DETAILS WITH A NEGOTIATOR AND TO FILL IN THE ANTI-MONEY LAUNDERING FORMS WHICH ARE REQUIRED BY LAW. ALL FURTHER TERMS AND CONDITIONS CAN BE FOUND ON TERMS AND CONDITIONS PAGE AT www.fbreen.co.uk

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