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**4 Adair Avenue, Newcastle upon Tyne,
£ 114,950**

IDEAL FOR FIRST TIME BUYERS OR INVESTORS

We are pleased to welcome this two bedroom end of terrace home to the market. This home benefits from a recently refurbished bathroom and kitchen, as well as UPVC windows throughout and gas central heating.

The property briefly comprises of: hallway, lounge, kitchen, two bedrooms and a bathroom

Externally the property benefits from a front garden and an enclosed back garden

Viewings are highly recommended

Approx, Hadrian Primary School 0.06mi, Excelsior Academy 0.91mi, Bridgewater Primary School 0.39mi, Trinity Academy 0.32mi, Newcastle City Centre 3.8mi, RVI Hospital 3.1mi.

Council Tax Band - A , EPC Rating - D

4 Adair Avenue, Newcastle upon Tyne,

RECEPTION HALLWAY

Entrance hallway, leading to upstairs, bathroom and lounge.



LOUNGE

Lounge to the front with large bay window which lets in lots of natural light, socket points, tv point radiator and x2 storage cupboards .



KITCHEN

Modern kitchen to the rear with access to the garden. Fitted cooker and hob and cooker hood. plumbed for washer, inset sink with mixer taps. Plenty storage and bench space for that busy family life. The kitchen was recently fitted December 2023



REAR VIEW

Large rear garden which has side access, patio area to the back and astro turf grass.



MASTER BEDROOM

Master bedroom to the front of the property. Storage cupboard, socket points and radiator.



BEDROOM 2

Smaller rear bedroom, sockets points and radiator



BATHROOM

Large family bathroom with bath, overhead plumbed shower, pedestal hand basin, wc and partially tiled walls



EPC

EPC Rating D - full report on request

Energy performance certificate (EPC)

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
- Steps you could take to save energy
- Who to contact about this certificate
- Other certificates for this property

Share this certificate

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4 Adair Avenue NEWCASTLE UPON TYNE NE15 6QB		Energy rating D
Valid until 12 August 2034	Certificate number 0310-2692-7480-2894-5055	
Property type	End-terrace house	
Total floor area	61 square metres	

Tenure

The property is freehold

AGENTS COMMENTS

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. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. We recommend purchasers arrange for a qualified person to check all appliances/services/systems before legal commitment. All measurements have been taken as a guide to prospective buyers only, accuracy cannot be guaranteed. 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.