



**rbreen**  
Estate Agents

230 Chillingham Road, Heaton,  
Newcastle upon Tyne, NE6 5LP

Tel: 0191265 9339

Email: ronbreen@hotmail.co.uk

Web: www.rbreen.co.uk



## 20 Selby Gardens, Newcastle upon Tyne, NE6 4YA

- . A fantastic opportunity to purchase this 2 bedroom semi-detached house
- . Lounge
- . Dining room
- . Updated Kitchen
- . Great for 1st time buyers

- . Garden to rear with green house & shed
- . Council tax band B
- . EPC rating D
- . Off street parking

**£150,000**

[www.rbreen.co.uk](http://www.rbreen.co.uk)

**0191 265 9339**

To the market we offer this fantastic 2 bedroom semi-detached house that benefits from pattern imprinted concrete driveway to front, a modernised kitchen and recently new baxi combi central heating boiler. This is an ideal property for 1st time buyers looking to get on the property ladder. Early viewing is highly recommended.

The Property comprises of:-

**ENTRANCE HALL** UPVC door to front, carpet to hallway and stairs, single radiator.

**LOUNGE** 24.9 x 13.2 (x 8.5)  
Carpet flooring, stone fireplace and hearth with gas fire, wallpaper, double radiator & single radiator, UPVC double glazed window to front. UPVC double glazed window to rear, window blinds, ceiling lights x2.

**DINING ROOM** 9.9 x 7.10  
Carpet flooring, wallpaper, UPVC double glazed window to rear, single radiator, glass double doors, cupboard.

**KITCHEN** 13.6 x 5.8  
Laminate flooring, base units in beech, tiled walls to all walls, black laminate worktops, stainless steel sink unit, housing for microwave, UPVC double glazed window and door to rear, fluorescent lighting, plastic clad ceiling, plumbed for automatic washing machine.

**BEDROOMS**

1) 8.8 x 12.0  
Carpet flooring, wallpaper, UPVC double glazed window to rear, single radiator, built in cupboard.

2) 10.10 x 9.9  
Carpet flooring, wallpaper, UPVC double glazed bay window to front, sliding mirror wardrobe doors



- BATHROOM/WC** 10.9 x 11.10  
Panelled bath, pedestal washbasin, corner shower cubicle with electric shower, carpet flooring, tiled to all walls, UPVC double glazed windows x2, suite colour in white, single radiator, pine clad ceiling, access to loft.
- HEATING** Baxi combi central, gas fire.
- DOUBLE GLAZING** UPVC double glazing throughout.
- EXTERNAL** Garden to front with patterned imprinted concrete driveway, wall.  
Garden to rear with path, plants, astroturf, patio, large greenhouse and shed.
- TENURE** Freehold.
- ADDITIONAL** Large loft with insulation.
- VIEWING** By appointment with Ron Breen Estate Agents.





#### 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

#### Share this certificate

- [Email](#)
- [Copy link to clipboard](#)
- [Print](#)

Valid until <b>14 October 2024</b>		Certificate number <b>9458-2937-7200-2884-9990</b>	
---------------------------------------	--	---	--

Energy rating

# D

Property type	Ground-floor flat
Total floor area	58 square metres

#### 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 BE 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.rbreen.co.uk](http://www.rbreen.co.uk)