



ronbreen
Estate Agents

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255 Ayton Street, Byker, Newcastle upon Tyne, NE6 2DD

- . A fantastic opportunity to purchase a 4 bedroom mid terraced house
- . Living room
- . Dining room
- . Additional living room to upstairs
- . Combi central heating
- . UPVC double glazing throughout
- . Garden to rear
- . EPC rating D
- . Early viewing recommended

£140,000 Offers over

www.rbreen.co.uk

0191 265 9339

To the market we offer this fantastic opportunity to purchase a 4 bedroom, 3 reception room mid terraced house. The property benefits from UPVC double glazing throughout, large rooms and a garden to rear. Early viewing is highly recommended.

The Property comprises of:-

ENTRANCE HALL UPVC door to front, carpet flooring, single radiator, understairs cupboard, UPVC double glazed window to front.



LOUNGE 4.0m x 4.5m
Carpet flooring, UPVC window to front, double radiator, bayonet lighting, original half glazed door, panelled ceiling.



DINING ROOM 4.5m x 3.8m
Carpet flooring, picture rail, feature insert fireplace with electric stove, double radiator, UPVC double glazed window to rear, original glazed door, panelled ceiling, bayonet lighting.

KITCHEN 3.3m x 2.5m
Base and wall units in white with grey laminate worktops, stainless steel sink unit, built in electric oven, built in electric hob, vinyl flooring, original glazed door, UPVC double glazed windows x2 to rear, UPVC door to rear.



UTILITY 2.5m x 1.4m
Vinyl flooring, low level WC, pedestal washbasin, Ideal combi boiler, UPVC double glazed windows x2, plumbed for washing machine.



BEDROOMS
1) 2.3m x 3.5m (to downstairs)
Carpet flooring, picture rail, UPVC double glazed window to rear, double radiator, bayonet lighting, original door, panelled ceiling.

2) 3.2m x 2.2m
Carpet flooring, single radiator, UPVC double glazed window to front, original glazed door, picture rail, panelled ceiling, bayonet lighting.

3) 3.9m x 4.5m
Carpet flooring, picture rail, UPVC double glazed window to front, double radiator, panelled ceiling, bayonet lighting.

4) 3.5m x 2.2m

Carpet flooring, picture rail, double radiator, UPVC double glazed window to rear, panelled ceiling, original glazed door.

LIVING ROOM

4.5m x 3.5m

Carpet flooring, picture rail, UPVC double glazed window to rear, double radiator, tiled fireplace with electric fire, original glazed door, cupboard, panelled ceiling.



BATHROOM/WC

4.9m x 2.5m

Panelled bath, low level WC, pedestal washbasin, shower cubicle with electric shower, lino flooring, double radiator, UPVC double glazed windows x4, vinyl tiled flooring.



HEATING

Ideal combi gas central heating boiler.

DOUBLE GLAZING

UPVC double glazing throughout.

EXTERNAL

Small townhouse garden to front.

Garden to rear with grass, yard, wall, fencing, trees and shrubs, small outhouse.

On street parking to front.

TENURE

Freehold.

ADDITIONAL

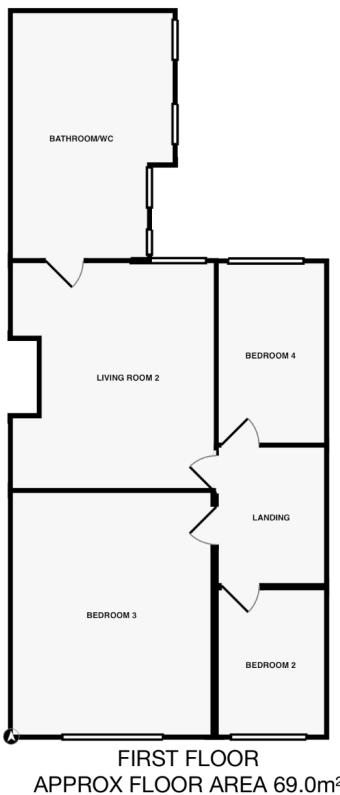
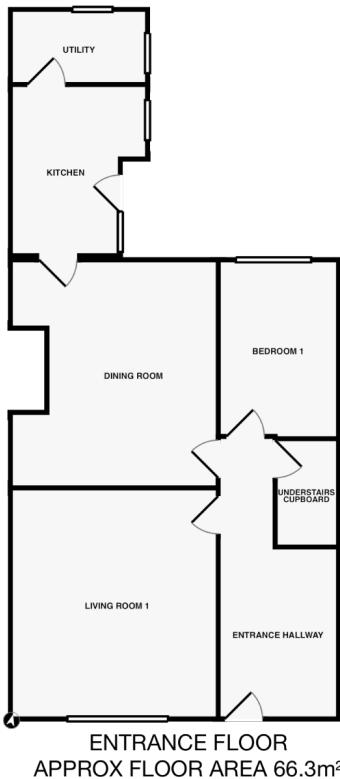
Roof replaced with recycled slates in 2007

VIEWING

By appointment with Ron Breen Estate Agents.







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

29. Northmoor Road
NEWCASTLE UPON TYNE
NE6 4RY



Valid until
15 May 2034

Certificate number
5434-4025-0300-0475-8292

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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](#).

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.rbrean.co.uk