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167 Bosworth Gardens, Heaton, Newcastle upon Tyne, NE6 5UP

- . A spacious 3 bedroom upper semi-detached flat
- . Modern Kitchen
- . Shower room
- . Combi central heating
- . UPVC double glazing throughout
- . Gravelled garden to rear
- . EPC rating D
- . On Street parking
- . Early viewing recommended

£150,000 Offers in the region of

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0191 265 9339

To the market we offer this spacious 3 bedroom upper semi-detached flat which is offered with immediate vacant possession, an updated kitchen and a gravelled garden to rear. This is an ideal family home for first time buyers or an investment opportunity. Early viewing is highly recommended.

The Property comprises of:-

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

LOUNGE 4.3m x 3.1m (3.7m to alcove)
Laminate flooring, picture rail, cornice ceiling, single radiator, UPVC double glazed window to rear, electric fire with timber surround, built in cupboard.

KITCHEN 2.8m x 2.1m (2.5m to recess)
Base and wall units in white matt with beach laminate worktops, stainless steel sink unit, built in electric cooker, built in gas hob, extractor hood, tiled splashbacks, half tiled walls, laminate flooring tiled effect, UPVC double glazed window to rear, plumbed for washing machine, fluorescent lighting, single radiator.

SHOWER ROOM 2.6m x 1.5m
Shower cubicle with combi mixer shower, panelled walls to shower cubicle, vanity wash basin, laminate flooring tiled effect, half tiled to all walls, single radiator, UPVC double glazed window to rear, extractor fan.

WC Separate - 1.6m x 0.7m
Low level WC, laminate flooring tile effect, UPVC double glazed window to rear.



BEDROOMS

- 1) 5.1m x 2.7m
UPVC double glazed bay window to front, carpet flooring, single radiator, cornice ceiling, picture rail, built in mirrored wardrobes.
- 2) 2.7m x 3.2m
Carpet flooring, UPVC double glazed window to front, cornice ceiling, picture rail, single radiator.
- 3) 2.5m x 3.2m
Carpet flooring, cornice ceiling, tiled ceiling, picture rail, single radiator, UPVC double glazed window to rear.



HEATING

Combi Ideal gas central heating boiler.

DOUBLE GLAZING

UPVC double glazing throughout.

EXTERNAL

On street parking to front. Gravelled garden to rear, fencing, plants

TENURE

Leasehold.

ADDITIONAL

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	167 Bosworth Gardens NEWCASTLE UPON TYNE NE6 5UP		Energy rating D
	Valid until 25 February 2035	Certificate number 0380-2062-5420-2225-7745	
Share this certificate Email Copy link to clipboard Print	Property type Top-floor flat	Total floor area 92 square metres	
Rules on letting this property Properties can be let if they have an energy rating from A to E.			



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