

Estate Agents & Chartered Surveyors

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63 FARNE ROAD NEWCASTLE UPON TYNE TYNE & WEAR NE12 9EA



- IDEAL INVESTMENT OPPORTUNITY
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING

- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- NO UPPER CHAIN

Price £110,000

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IDEAL INVESTMENT OPPORTUNITYATTENTION FIRST TIME BUYERS***TWO DOUBLE BEDROOMS***

Offered for sale with no upper chain is this two double bedroomed semi-detached property which requires some updating for which the cost of this has been reflected in the asking price. Situated within this favoured location, close to local amenities and public transport links. In brief the property comprises; Entrance porch, lounge to the front and kitchen/diner to the rear with french doors leading to the rear garden. To the first floor there are two double bedrooms and bathroom/w.c. with shower over bath. Externally to front garden is mainly laid to gravel and to the rear decked patio. Early viewing recommended.

PROPERTY DETAILS

GROUND FLOOR ACCOMMODATION

ENTRANCE PORCH

uPVC double glazed door and uPVC double glazed window, wood effect laminate flooring, central heating radiator.

LOUNGE

14'4" x 10'11" (4.394 x 3.339)

uPVC double glazed window to front elevation. Wood effect laminate flooring, central heating radiator, door to:



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KITCHEN/DINER

17'11" x 7'4" (5.472 x 2.250)

uPVC double glazed window to rear elevation and uPVC double glazed french doors leading to rear garden. Fitted with a range of wall and floor units with round edge work tops, ceramic sink unit and drainer with tiled splash backs. Integrated fridge and freezer. Electric oven and hob with extractor over, cupboard housing central heating boiler, wood effect laminate flooring. Central heating radiator.



FIRST FLOOR LANDING

uPVC double glazed window, access to loft hatch. Central heating radiator.

BEDROOM ONE

15'7" x 9'6" (4.764 x 2.918)

uPVC double glazed window to front elevation. Built in storage cupboard. Central heating radiator.



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BEDROOM TWO

12'0" x 8'10" (3.683 x 2.701)

uPVC double glazed window to rear elevation, range of built in cupboards, central heating radiator.



BATHROOM/W.C.

6'7" x 5'6" (2.010 x 1.692)

uPVC double glazed window. White suite of low level w.c, pedestal wash hand basin, panelled bath with 'Mira' electric shower over and shower screen. Part tiled walls. Central heating radiator.



EXTERNAL ACCOMMODATION

The front garden is mainly laid to gravel with pathway leading to front door, side access to rear garden. To the rear there is a decked patio with mature shrubs to borders.



TENURE

The vendor informs us the property is FREEHOLD.

VIEWING ARRANGEMENTS

By appointment with our Whitley Bay Office

