





2



1



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- Popular Location
- Two Bedrooms
- Close To Amenities
- Council Tax Band *A*
- Call For More Information
- Terraced Home
- No Upper Chain
- Freehold
- Viewing Recommended
- Video Tour Available





**** Video Tour on our YouTube Channel | <https://youtu.be/4Xfs4Q8H3as> ****

This charming, two-bedroom terraced house is located in the desirable area of Kipling Court in Swalwell. Offered for sale with the benefit of no upper chain, the property is an ideal choice for first-time buyers, small families, or those looking to downsize.

The location is well-connected with excellent road links, making it easy to commute to nearby areas and a wealth of amenities are available in both Gateshead and Newcastle.

Briefly comprising to the ground floor: - entrance porch, bright and airy lounge with open plan staircase and a kitchen with fitted wall and floor units, integrated oven and hob and access to the rear. To the first floor there are two double bedrooms, the main with built-in wardrobes and there is a bathroom WC with shower over the bath. further benefits include gas central heating and double glazing.

Externally, there is parking available to the front of the property and there is also a garden to the rear.

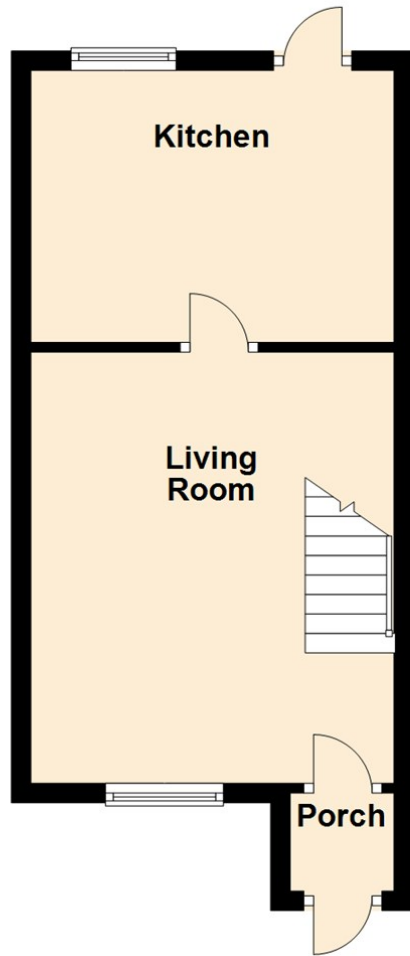
For more information and to book a viewing please call our team on 0191 236 1079.

Tenure

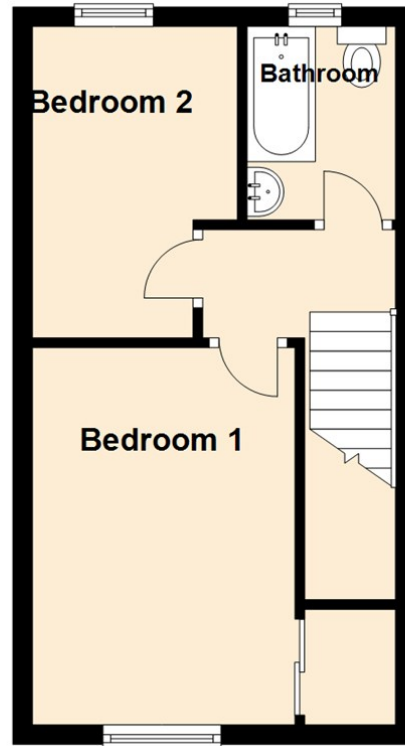
The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *A*.

Ground Floor



First Floor




Lounge 14'5" x 12'1" (4.40 x 3.70)

Kitchen 9'2" x 12'1" (2.80 x 3.70)

Bedroom One 13'4" x 8'11" (4.07 x 2.73)

Bedroom Two 10'5" x 6'10" (3.20 x 2.10)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

The difference between house and home

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