



## 51 Elizabeth Drive Forest Hall, Newcastle Upon Tyne, NE12 9QP

\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\*

\*\* THREE BEDROOM SEMI DETACHED HOUSE \*\* EXCEPTIONAL CONDITION \*\* FREEHOLD \*\*

\*\* MODERN REFITTED KITCHEN \*\* DOWNSTAIRS W/C \*\* MODERN REFITTED BATHROOM \*\* SEPARATE UTILITY \*\*

\*\* SOUTH FACING REAR GARDEN \*\* OFF STREET PARKING \*\* READY TO MOVE INTO \*\* CHAIN FREE \*\*

Offers Over £210,000

# 51 Elizabeth Drive

Forest Hall, Newcastle Upon Tyne, NE12 9QP



- Three Bedroom Semi Detached House
- Freehold & Chain Free
- Close To Schools & Amenities
- Exceptional Condition Throughout
- Off Street Parking
- Council Tax Band A
- Refitted Modern Kitchen & Bathroom
- South Facing Rear Garden
- EPC Rating D

## Hallway

## Downstairs W/C

4'4" x 3'8" (1.33 x 1.12 )

## Lounge

11'10" x 11'8" (3.61 x 3.57)

## Kitchen Diner

20'4" x 10'0" (6.21 x 3.06)

## Utility

9'4" x 8'11" (2.87 x 2.73)

## Bedroom 1

11'10" x 10'11" (3.61 x 3.34)

## Bedroom 2

10'11" x 10'0" (3.34 x 3.06)

## Bedroom 3

9'1" x 6'5" (2.78 x 1.97)

## Bathroom

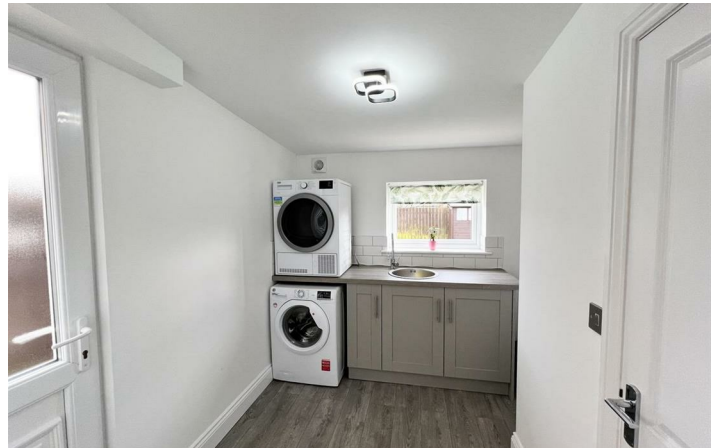
8'10" x 5'5" (2.71 x 1.67)

## External

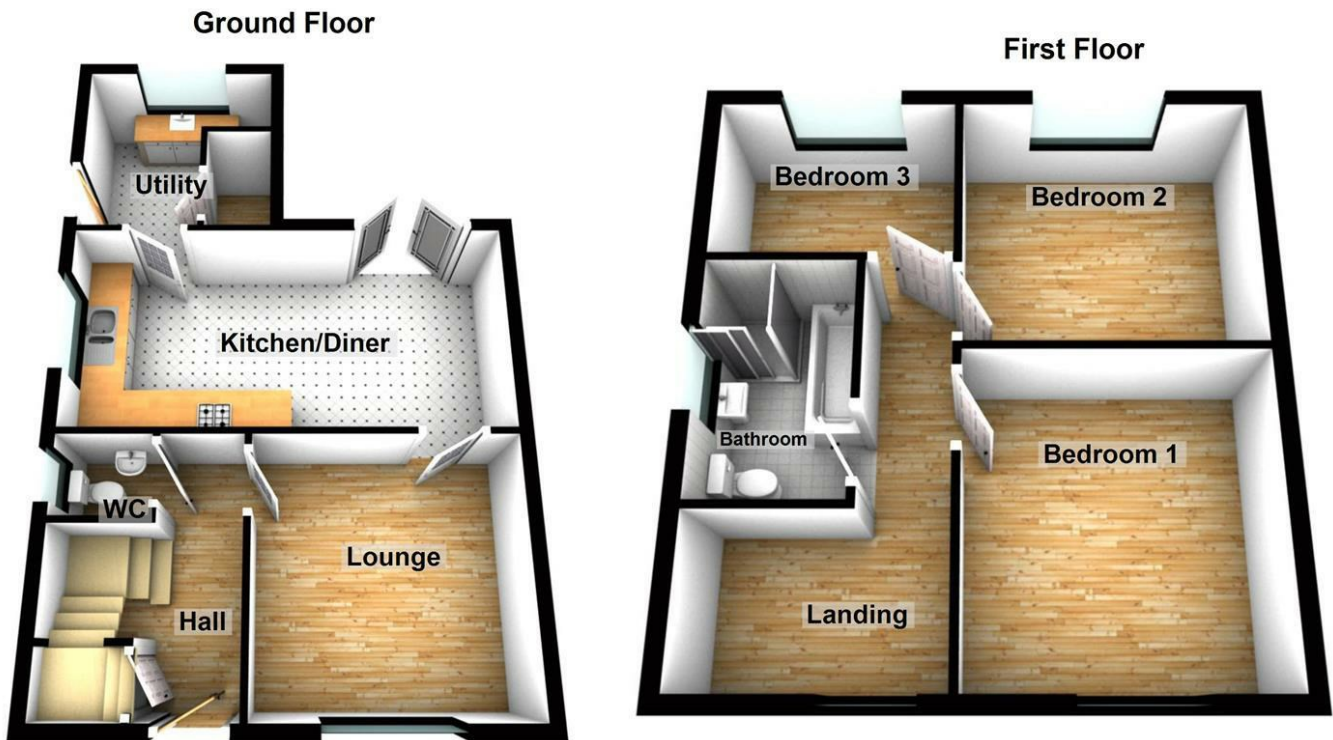
## Broadband



## Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	