



38 Sutton Street

Walkergate, Newcastle upon Tyne, NE6 4RH

** 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 **

** TWO BEDROOM GROUND FLOOR FLAT ** SPACIOUS MASTER BEDROOM ** IDEAL FIRST BUY **

** CHAIN FREE ** 999 YEAR LEASE FROM OCTOBER 2006 ** READY TO MOVE IN TO **

** CLOSE TO SCHOOLS AND AMENITIES ** WALKING DISTANCE TO METRO STATION **

** EXCELLENT BUY TO LET ** COUNCIL TAX BAND A ** EPC RATING D **

Offers Around £95,000

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- Gorgeous Lower Flat
- Two Bedrooms
- Ideal First Time Buy Or Buy To Let
- Leasehold - 999 yrs from 2006
- Close To Metro Station
- Beautifully Presented
- Council Tax Band A
- Energy Rating D

The Property Comprises

Entrance Hallway

Living Room

14'11" x 13'7" (4.55 x 4.13)

Kitchen

11'2" x 8'9" (3.41 x 2.67)

Rear Lobby

Bathroom

7'9" x 5'7" (2.36 x 1.69)

Bedroom 1

13'11" x 14'0" (4.25 x 4.26)

Bedroom 2

10'11" x 7'2" (3.32 x 2.18)

Externally

Leasehold Information

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	