



53 Irthing Avenue , Newcastle Upon Tyne, NE6 2TQ

** GUIDE PRICE £55,000 - £65,000**

** TWO BEDROOM GROUND FLOOR FLAT ** CHAIN FREE ** IDEAL FIRST BUY/ INVESTMENT **

** CLOSE TO LOCAL AMENITIES ** ROAD LINKS TO NEWCASTLE CITY CENTRE **

LOUNGE - KITCHEN - SHOWER ROOM ** TWO BEDROOMS ** SHARED YARD TO REAR **#

** COUNCIL TAX BAND A ** ENERGY RATING C ** SELECTIVE LICENSING AREA **

** THE PROPERTY WILL HAVE 999 YEAR LEASE DATED FROM 01/12/2004 **

Price Guide £55,000

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, Newcastle Upon Tyne, NE6 2TQ



- Guide Price £55,000 - £65,000
- Chain Free
- Council Tax Band A
- Ground Floor Flat
- Close To Local Amenities
- Energy Rating C
- Two Bedrooms
- 999 Year Lease From 01/12/2004

Hallway

Lounge

13'2" x 12'7" (4.02 x 3.85)

Kitchen

11'1" max x 7'4" (3.38 max x 2.26)

Shower Room

7'4" max x 4'8" max (2.26 max x 1.44 max)

Bedroom 1

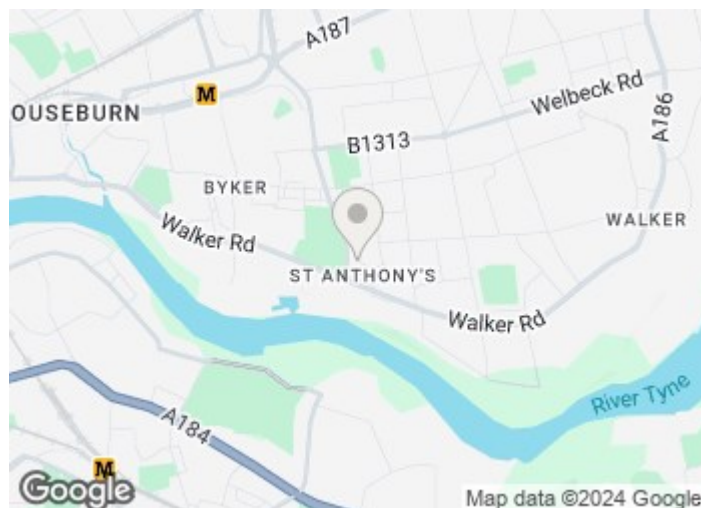
13'4" x 12'5" (4.08 x 3.81)

Bedroom 2

External

Broadband

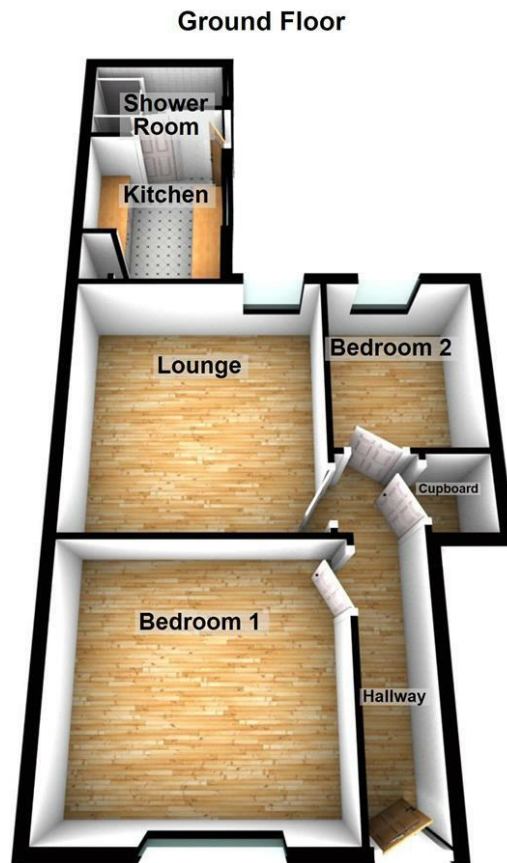
Lease Information



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		74	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	