



## 87 Byker Terrace

Walker, Newcastle Upon Tyne, NE6 3AE

\*\* 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 \*\*

\*\* WAS £70,000 NOW A GUIDE PRICE OF £50,000 TO £60,000 \*\* TWO BEDROOM GROUND FLOOR FLAT \*\* CHAIN FREE \*\*

\*\* PRIVATE REAR YARD \*\* GREAT FIRST BUY \*\* APPROXIMATELY £575 PCM RENTAL INCOME \*\*

\*\* 999 PEPPERCORN LEASE FROM 26 FEBRUARY 1993 \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\*

Price Guide £50,000



- Guide Price of £50,000 to £60,000
- Two Bedroom Ground Floor Flat
- Ideal First Buy
- Spacious Lounge & Master Bedroom
- Excellent Road & Transport Links
- Close To Amenities
- 999 year Lease from 26 February 1993 With No Ground Rent
- Council Tax Band A
- EPC Rating C

#### Entrance

Double glazed entrance door into inner hallway.

#### Lounge

14'0" max x 13'10" (4.27 max x 4.22)  
Double glazed window, radiator.  
laminated flooring.

#### Kitchen

8'8" x 8'5" (2.65 x 2.58)  
Double glazed window, vinyl flooring,  
wall and floor units with work tops  
over, sink, door to rear yard.

#### Bedroom 1

15'5" x 14'10" max (4.70 x 4.53 max)  
Double glazed bay window, radiator,  
laminated flooring

#### Bedroom 2

9'8" max x 7'1" (2.95 max x 2.18)  
Double glazed window, radiator,  
laminated flooring

#### Shower Room

9'5" x 3'2" (2.88 x 0.97)  
Shower cubicle, toilet, wash hand  
basin, vinyl flooring.

#### External

Private rear yard with rear access  
gate.

#### Lease

999 year Lease from 26 February  
1993 With No Ground Rent

#### Broadband and Mobile

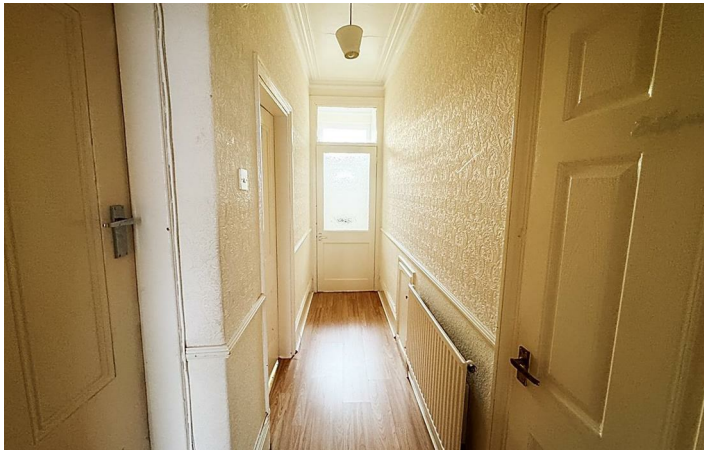
At the time of marketing this  
information is correct.

Broadband: Highest available  
Speeds: Download: 1000 Mbps  
Upload: 1000 Mbps  
Mobile: EE>Likely Three> Likely  
02>Likely Vodafone>Likely

#### Flood Risks

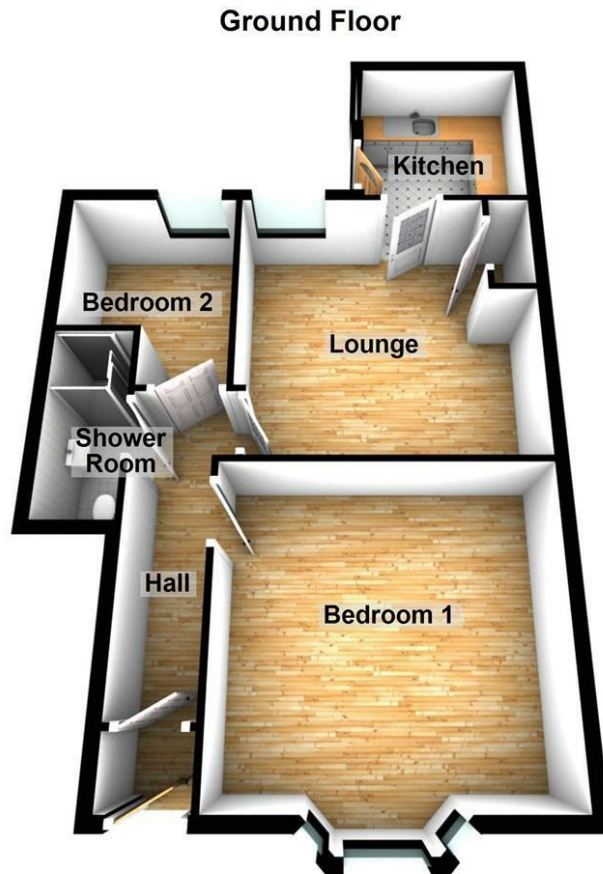
At the time of marketing this  
information is correct.

Yearly chance of flooding:  
Surface water: Low  
Rivers and the sea: Very Low





## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	