



## 80 Birds Nest Road

### Walker, Newcastle Upon Tyne, NE6 2LQ

\*\* This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us. \*\*

\*\* TWO BEDROOM END TERRACE HOUSE \*\* GENEROUS CORNER PLOT \*\* IDEAL FIRST TIME BUY \*\*

\*\* SOUTH FACING GARDEN TO REAR \*\* OFF STREET PARKING FOR TWO VEHICLES \*\* CHAIN FREE \*\*

\*\* BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE \*\* COUNCIL TAX BAND A \*\*

\*\* FREEHOLD \*\* ENERGY RATING D \*\*

**Offers Over £105,000**



- End Terrace House
- Off Street Parking To Front
- Council Tax Band A
- Two Double Bedrooms
- South Facing Garden To Rear
- Freehold
- Ideal First Time Buy
- Chain Free
- Energy Rating D

### Hallway

Double glazed entrance door, stairs to the first floor landing with storage cupboard under, radiator.

glazed window, part tiled walls, tiling to floor, radiator. Rivers and the sea: Very low. Surface water: Very low.

### Lounge

14'10" x 10'6" (4.54 x 3.22)

Double glazed window, radiator and double glazed French doors leading out to the rear garden.

### External

Externally there is block paving to the front which provides space for off street parking. The rear garden has a southerly aspect and has paving and decking. There is also a large storage shed to the side.

### CONSTRUCTION:

Traditional

This information must be confirmed via our surveyor.

### Kitchen

10'4" x 8'6" (3.16 x 2.61)

Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor hood over, sink unit. Double glazed window, radiator.

### Material Information

#### BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit <https://checker.ofcom.org.uk>

### Landing

Double glazed window.

Broadband: Highest available

Speeds: Download: 1000 Mbps

Upload: 1000 Mbps

### Bedroom 1

11'5" x 11'3" (3.48 x 3.44)

Double glazed windows, cupboard, radiator.

Mobile Indoor: EE - Limited Three -

Likely 02 - Likely Vodafone - Limited

Mobile Outdoor: EE - Likely Three -

Likely 02 - Likely Vodafone - Likely

### Bedroom 2

10'3" x 8'2" (3.13 x 2.49)

Double glazed window, radiator.

We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

### Shower Room

6'2" x 6'0" (1.90 x 1.85)

Comprising; shower cubicle, WC and wash hand basin. Double

### FLOOD RISK:

Yearly chance of flooding:





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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	