

104 Ennerdale Road

Walkerdene, Newcastle Upon Tyne, NE6 4DL

** 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 GROUND FLOOR FLAT ** IDEAL FIRST BUY ** MODERN REFITTED BATHROOM **

** OFF STREET PARKING TO FRONT ** SOUTH FACING GARDEN TO REAR ** CHAIN FREE **

** 999 YEAR LEASE FROM 1988 ** COUNCIL TAX BAND A ** ENERGY RATING D **

Offers Over £79,950

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- Two Bedroom Ground Floor Flat
- Ideal First Time Buy
- Off Street Parking To Front
- South Facing Garden To Rear
- Modern Refitted Bathroom
- Chain Free
- 999 Year Lease
- Council Tax Band A
- Energy Rating D

Hallway

Lease Information

Lounge

14'1" x 12'1" (4.31 x 3.70)

Material Information

Kitchen

9'0" x 5'2" (2.75 x 1.60)

Bedroom 1

9'11" into robe x 9'3" (3.03 into robe x 2.84)

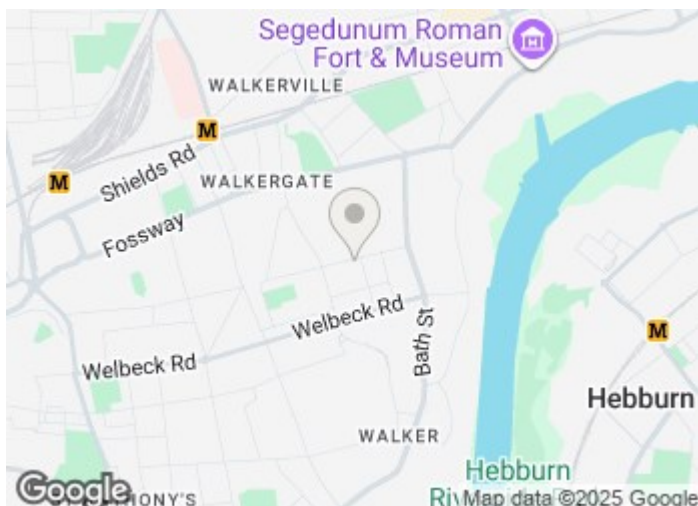
Bedroom 2

10'0" x 7'6" (3.05 x 2.30)

Bathroom

5'10" x 5'9" (1.80 x 1.77)

External

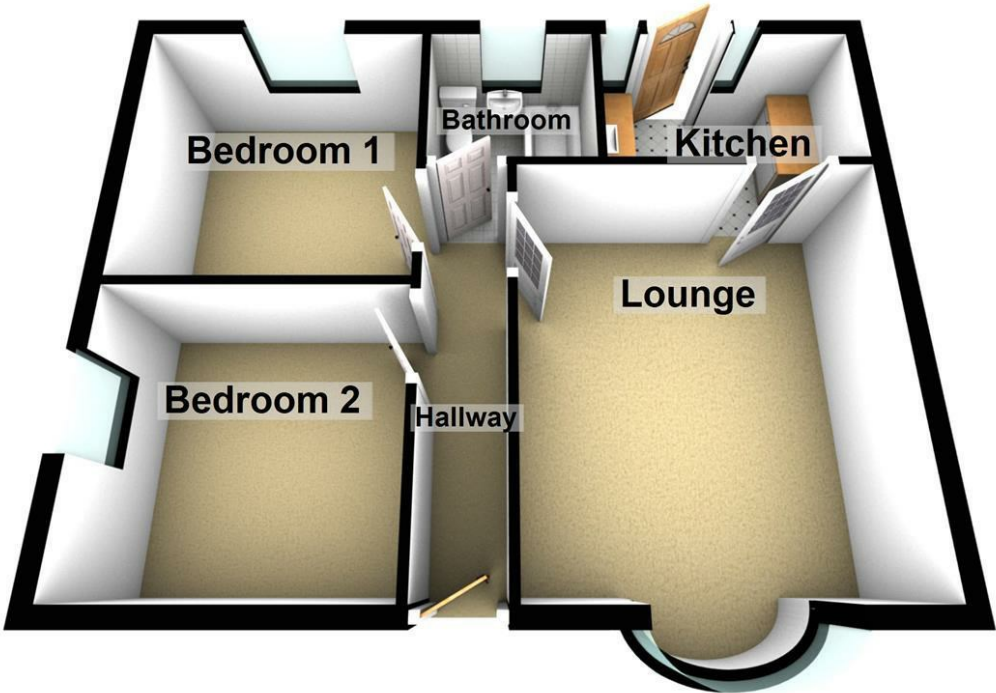


Directions



Floor Plan

Ground Floor



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		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC