



14 Second Avenue

Heaton, Newcastle Upon Tyne, NE6 5XS

- ** END TERRACE HOUSE ARRANGED OVER THREE FLOORS ** THREE DOUBLE BEDROOMS **
- ** RECENTLY REFITTED KITCHEN WITH INTEGRATED APPLIANCES ** MODERN REFITTED BATHROOM **
- ** RECENTLY DECORATED & CARPETED ** TWO RECEPTION ROOMS - POSSIBLE FOURTH BEDROOM **
- ** PRIVATE YARD TO REAR ** CHAIN FREE ** COUNCIL TAX BAND A ** ENERGY RATING E **
- ** FREEHOLD **

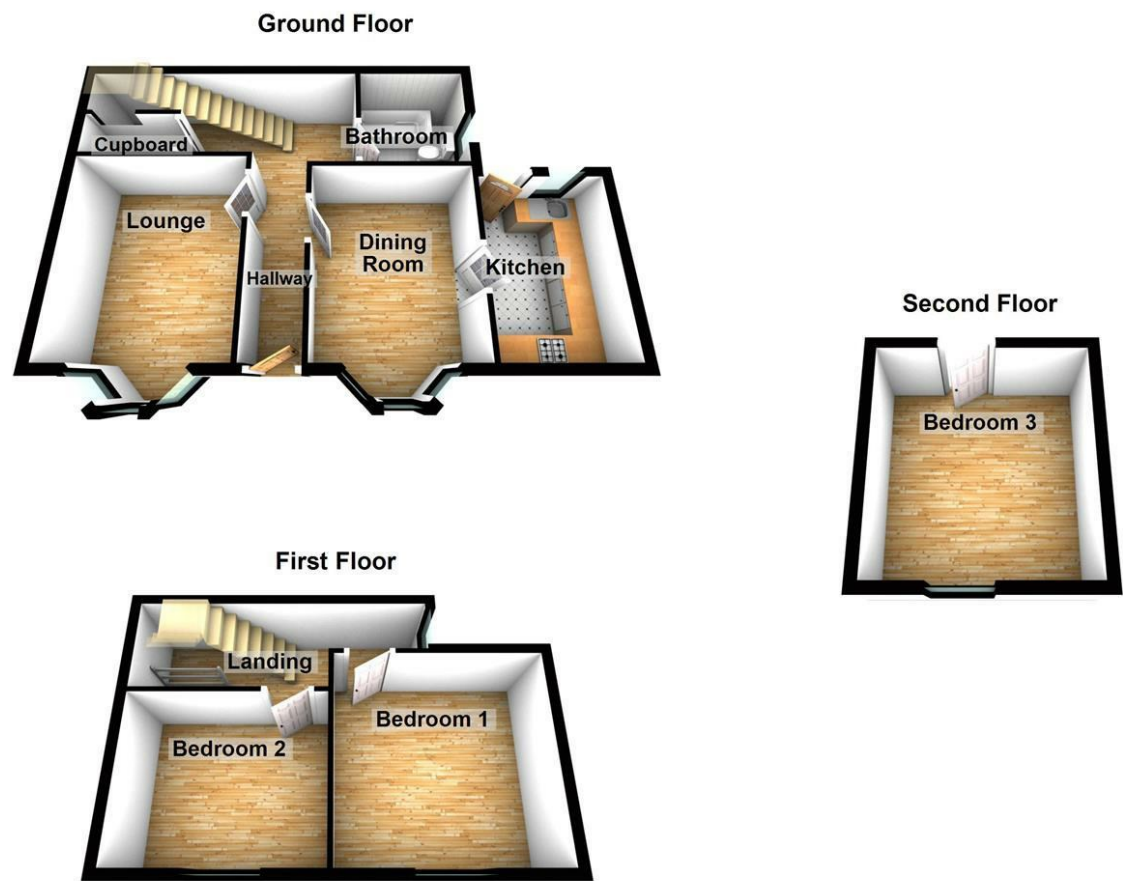
Price £200,000



- End Terrace House On Three Floors
 - Modern Refitted Bathroom
 - Chain Free
 - Three Double Bedrooms
 - Newly Decorated & Carpeted
 - Freehold - Council Tax Band A
 - Newly Fitted Kitchen With Integrated Appliances
 - Two Reception Rooms/ Possible Fourth Bedroom
 - Energy Rating E purchasers contact the relevant suppliers before proceeding to purchase the property.
- Hallway**
Double glazed entrance door, stairs to the first floor landing, storage cupboard, radiator.
- Lounge**
12'4" + bay x 10'5" (3.76 + bay x 3.20)
Double glazed bay window, radiator.
- Dining Room**
11'7" + bay x 9'8" (3.55 + bay x 2.96)
Double glazed bay window, radiator.
- Kitchen**
10'7" x 7'6" (3.24 x 2.30)
Fitted with wall and base units with work surfaces over, integrated oven and hob with extractor over, sink unit, integrated washing machine. Double glazed window, laminate flooring, radiator and external door leading to the rear yard.
- Bathroom**
6'6" x 5'8" (1.99 x 1.74)
Comprising; bath with shower over, WC and wash hand basin with built under storage. Double glazed window, panelling to walls, ladder style radiator, laminate flooring.
- Landing**
Double glazed window, stairs leading to the second floor.
- Bedroom 1**
12'8" x 12'8" (3.88 x 3.87)
Double glazed window, radiator.
- Bedroom 2**
11'5" x 10'1" (3.48 x 3.09)
Double glazed window, radiator.
- Second Floor Landing**
Access to bedroom three.
- Bedroom 3**
12'4" x 10'9" (3.76 x 3.30)
Double glazed window, radiator.
- External**
Externally there is a small town garden to the front and a private yard to the rear.
- 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>
- EE-Good outdoor
O2-Good outdoor, variable in-home
Three-Good outdoor, variable in-home
Vodafone_Good outdoor, variable in-home
- We recommend potential
- FLOOD RISK:**
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.
- CONSTRUCTION:**
Traditional
This information must be confirmed via your surveyor and legal representative.



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		
(69-80) C		78
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC