



14 Second Avenue

Heaton, Newcastle Upon Tyne, NE6 5XS

Notice Of Offer

Property Address: 14 Second Avenue, Heaton, Newcastle Upon Tyne, NE6 5XS.

We advise that an offer has been made for the above property in the sum of £210,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents address: Next2buy Ltd. 136 - 138 Station Road, Wallsend, Tyne and Wear, NE28 8QT.
Agents contact number: 0191 2953322.

Price £190,000



- End Terrace House On Three Floors
- Modern Refitted Bathroom

Chain Free 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.

- Three Double Bedrooms

- Newly Decorated & Carpeted

Freehold - Council Tax Band A 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

- 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.

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