

## 25 Melrose Avenue

Backworth, Newcastle Upon Tyne, NE27 0JD

\*\* GUIDE PRICE £165,000 - £175,000 \*\* FREEHOLD \*\* BEAUTIFULLY PRESENTED \*\*

\*\* TWO BEDROOM MID TERRACE HOUSE \*\* LOVELY SURROUNDINGS \*\* GREAT FIRST TIME BUY \*\*

\*\* PEDESTRIANISED STREET \*\* FRONT GARDEN \*\* REAR YARD WITH outhouse/UTILITY AREA \*\*

\*\* COUNCIL TAX BAND A \*\* CLOSE TO MAJOR ROAD LINKS AND LOCAL AMENITIES \*\*

\*\* ENERGY RATING D \*\*

**Guide Price £165,000**



- Guide Price £165,000 - £175,000
- Pedestrianised Street
- Beautifully Presented
- Two Bedroom Mid Terrace House
- Close to Local Amenities and Major Road Links
- Freehold - Council Tax Band A
- Great First Time Buy
- Outhouse/Utility Area
- Energy Rating D

### Entrance

Composite door, stripped wood flooring, understairs storage and cloaks area, stairs to first floor and access to lounge

### Lounge

16'0" x 12'5" max (4.90 x 3.79 max )  
Double glazed window, radiator, stripped wood flooring, feature cast iron fireplace, open plan to kitchen/dining area

### Dining area

16'10" x 11'3" max (5.15 x 3.44 max )  
Double glazed French door to rear yard, radiator, spotlights, stripped wood flooring, feature fireplace opening to

### Kitchen

16'10" x 11'3" max (5.15 x 3.44 max)  
Stripped wood flooring, range of base and wall units with countertops, stainless steel sink with drainer, built in electric oven and hob with extractor hood, integrated undercounter fridge and freezer, double glazed window, breakfast bar, exposed ceiling beams and brickwork.

### Bathroom

10'7" x 6'2" (3.25 x 1.89)  
Double glazed window, fully tiled with spotlights, WC, wash hand basin, freestanding bath, separate shower

cubicle, ladder style radiator and storage cupboard which also houses boiler.

### First Floor Landing

Loft access, double glazed window.

### Bedroom 1

16'2" x 10'8" max (4.93 x 3.26 max )  
Feature fireplace, double glazed window, radiator.

### Bedroom 2

11'1" x 7'10" max (3.38 x 2.41 max)  
Double glazed window, radiator.

### Outhouse/Utility Area

7'10" x 6'7" (2.39 x 2.03 )  
Countertops, plumbed for washing machine and tumble dryer, sink, lighting and power points.

### External

To the front of the property there is a paved garden with borders and to the rear there is a yard with storage, access to outhouse/utility area and gate to back lane.

### Additional Images

### Surrounding area

### 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>

Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor

O2- Good outdoor

Three Variable outdoor

Vodafone Good outdoor

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

#### FLOOD RISK:

Yearly chance of flooding:

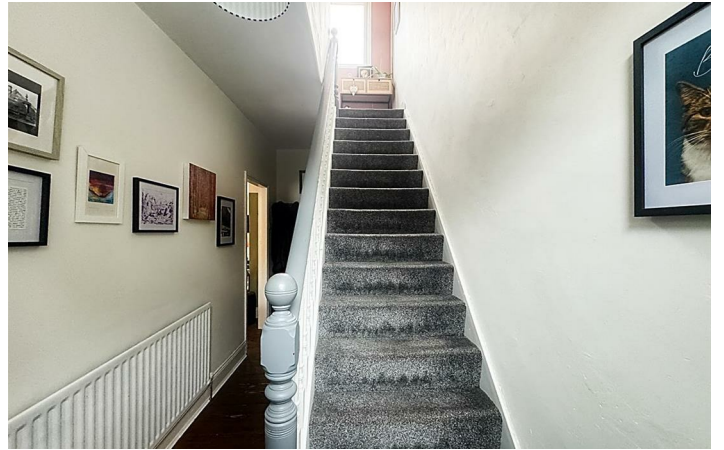
Rivers and the sea: Very low.

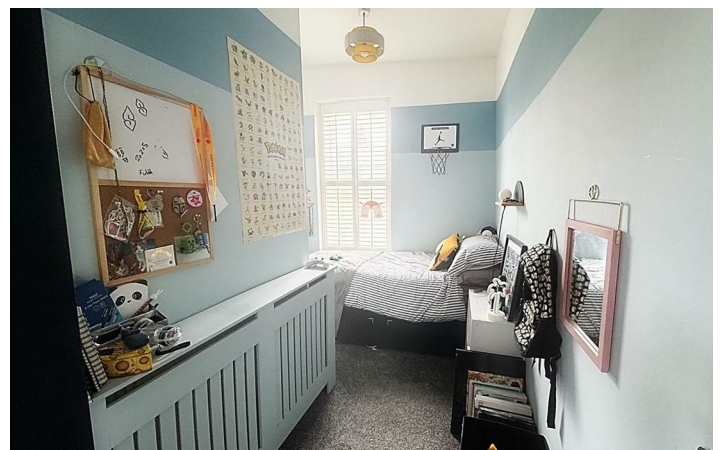
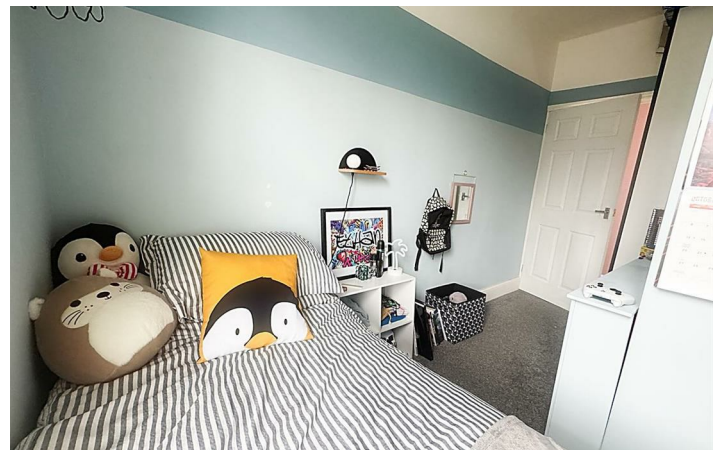
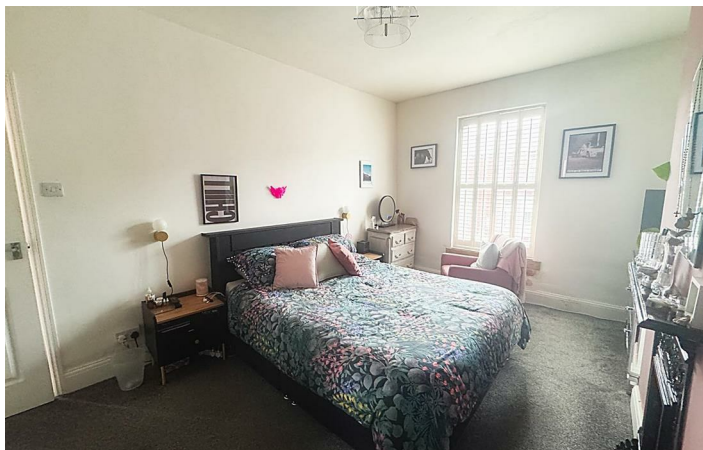
Surface water: Very low.

#### CONSTRUCTION:

Traditional

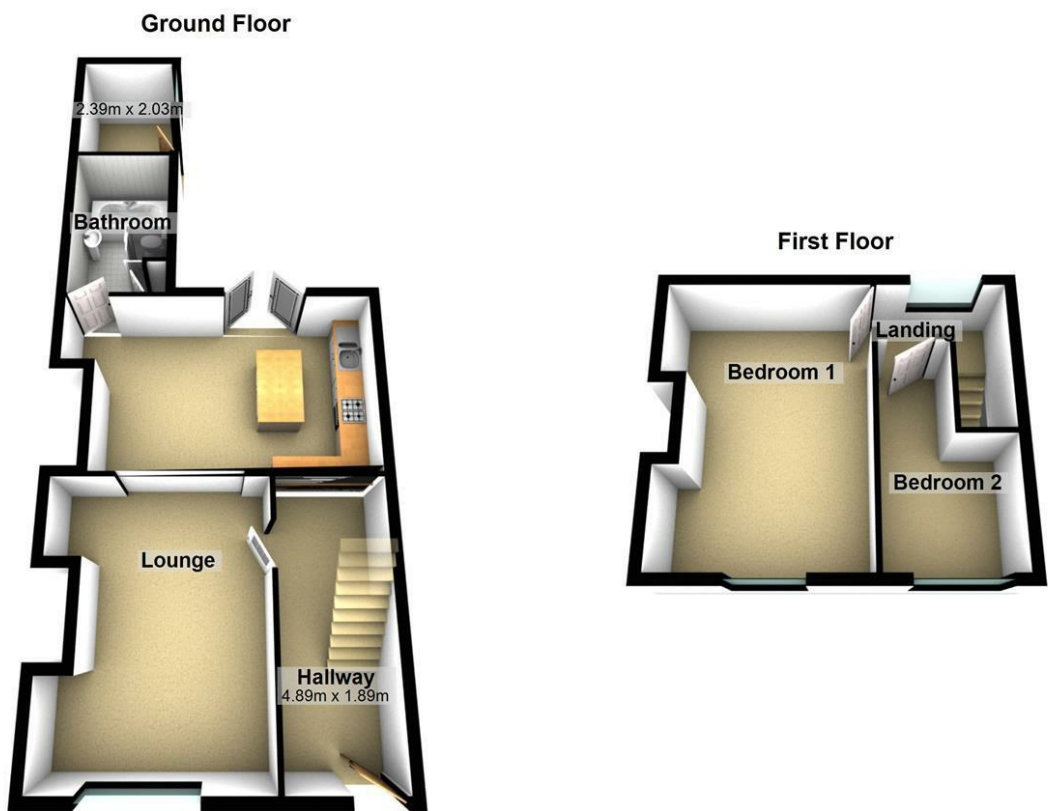
This information must be confirmed via your surveyor and legal representative.







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		79
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	