



## 11 Royston Terrace

Walker, Newcastle Upon Tyne, NE6 3UR

\*\*\*\* GUIDE PRICE £120,000 - £130,000 \*\*\*\*

\*\* TWO BEDROOM MID TERRACE HOUSE \*\* NEWLY DECORATED THROUGHOUT \*\* CHAIN FREE \*\*

\*\* LOUNGE/DINING ROOM \*\* OFF STREET PARKING TO FRONT \*\* SOUTH FACING GARDEN TO REAR \*\*

\*\* IDEAL FIRST TIME BUY \*\* FREEHOLD \*\* COUNCIL TAX BAND A \*\* ENERGY RATING D \*\*

**Price Guide £120,000**



• Guide Price £120,000 - £130,000

- Newly Decorated Throughout
- Freehold

#### Entrance Lobby

Double glazed entrance door, stairs to the first floor landing, radiator.

#### Lounge

13'1" x 11'4" (4.01 x 3.46)

Double glazed window, fireplace with electric fire, cupboard and radiator.

#### Dining Area

9'10" x 7'11" (3.01 x 2.43)

Double glazed window, radiator.

#### Kitchen

9'9" x 8'1" (2.98 x 2.48)

Fitted with wall and base units with work surfaces over and sink unit, integrated oven and hob with extractor hood over, double glazed external door to the rear garden with window to the side, tiling to floor.

#### Landing

Access to bedrooms and bathroom.

#### Bedroom 1

13'5" x 10'9" max (4.10 x 3.30 max)

Double glazed window, radiator.

#### Bedroom 2

9'1" x 8'8" (2.79 x 2.65)

Double glazed window, radiator.

• Two Bedroom Mid Terrace House

• South Facing Garden To Rear

• Council Tax Band A

#### Bathroom

7'2" x 5'8" (2.20 x 1.74)

Bath, WC, wash hand basin, double glazed window, storage cupboard, radiator and part tiled walls.

#### External

There is a garden to the front which is mostly paved and provides space for off street parking. The rear garden is south facing, has paving and a rear access gate.

#### 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 and in-home

O2Good outdoor and in-home

Three-UK-Good outdoor and in-home

Vodafone-Good outdoor, variable in-home

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

FLOOD RISK:

• Lounge & Dining Area

• Off Street Parking To Front

• Energy Rating D

Yearly chance of flooding:

Surface water: Very low.

Rivers and the sea: Very low.

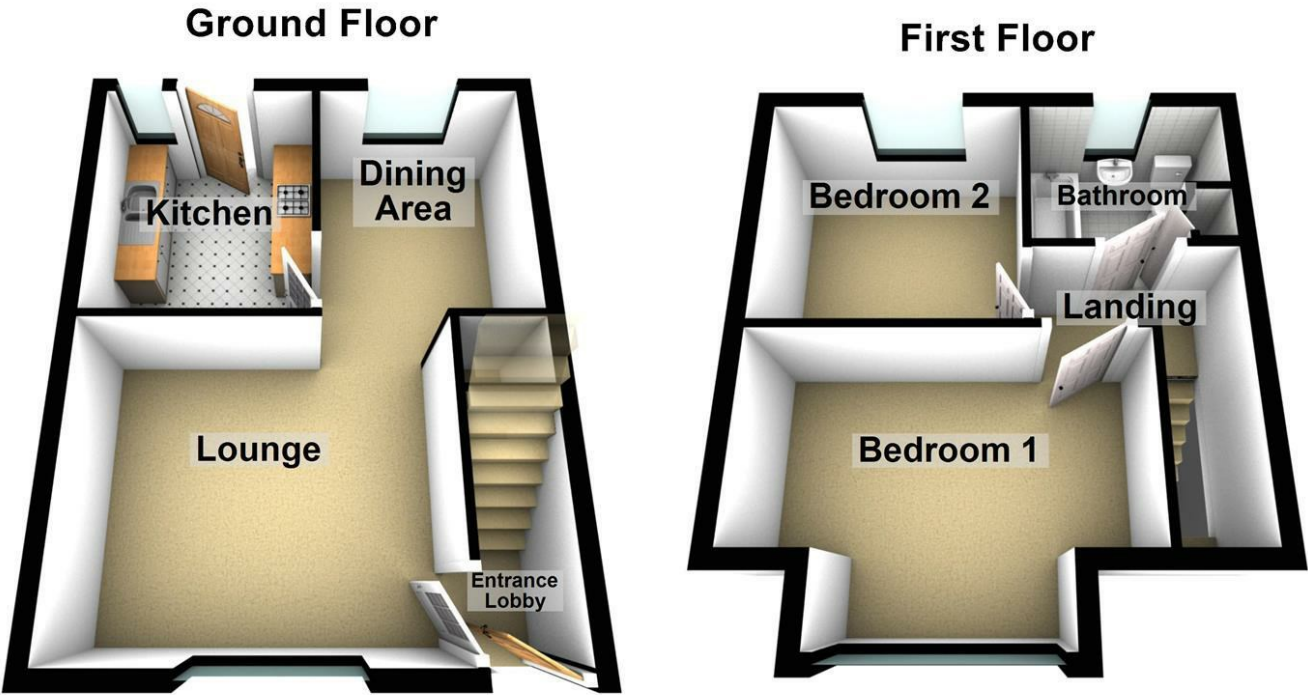
#### CONSTRUCTION:

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                                   |         | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 68      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |