



- 2 Bed End Terraced House
- Lounge
- South Facing Garden
- Great Opportunity

- For Sale by Modern Auction
- Spacious Breakfasting Kitchen
- Rear Yard with Outhouses

- In Need of Cosmetic Updating
- Bathroom/WC with Shower
- Electric Heating

**\*\*FOR SALE BY MODERN AUCTION\*\*** A 2 bedroomed end terraced house, tucked away in a small cul-de-sac with no passing traffic. With electric heating and sealed unit double glazing to most windows, this property is in need of cosmetic updating throughout and presents an excellent opportunity to create a superb property to the successful purchasers own taste and requirements. The Entrance Hall leads to the Lounge and on to the Breakfasting Kitchen, fitted with wall and base units, sink unit, split level oven, microwave, 4 ring gas hob with extractor over, cupboard housing the hot water cylinder, recess with storage cupboard and door to the rear. The Utility Room has plumbing for a washer. Stairs lead from the hall to the First Floor Landing. Bedroom 1 has a range of built in storage cupboards and distant views to the front. Bedroom 2 is to the rear. The Bathroom/WC has a low level wc, pedestal wash basin, panelled bath with electric shower over and chrome towel warmer.

Externally, there is a South facing Front Garden, with gravelled patio and lawn. There is also a Rear Yard with a range of outhouses.

Throckley is situated on the Western periphery of Newcastle, convenient for local amenities and schools, as well as the Airport. There is good access to the A69 and A1, with road and public transport links into the city and other surrounding areas.

**Reception Hall**

**Lounge 14'0 x 12'8 (4.27m x 3.86m)**

**Breakfasting Kitchen 14'0 x 10'0 (4.27m x 3.05m)**

**Utility Room 7'3 x 3'10 (2.21m x 1.17m)**

**First Floor Landing**

**Bedroom 1 12'6 x 11'6 (3.81m x 3.51m)**

**Bedroom 2 11'6 x 9'8 (max) (3.51m x 2.95m (max))**

**Bathroom/WC 7'0 x 6'7 (2.13m x 2.01m)**



Energy Performance: Current E Potential B  
 Council Tax Band: A  
 Distance from School: Throckley Primary School: 0.2 Miles  
 Walbottle Campus: 1.1 Miles  
 Distance from Newcastle International Airport: 5.1 Miles  
 Distance from Newcastle Central Railway Station: 7.7 Miles  
 Newcastle City Council 0191 2787878

*All distances are approximate*

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.