

2



1



1

- 2 Bedroom Mid Terraced House
- Good Size Kitchen Diner
- Loft Area with Velux Windows
- EPC D | Council Tax Band A

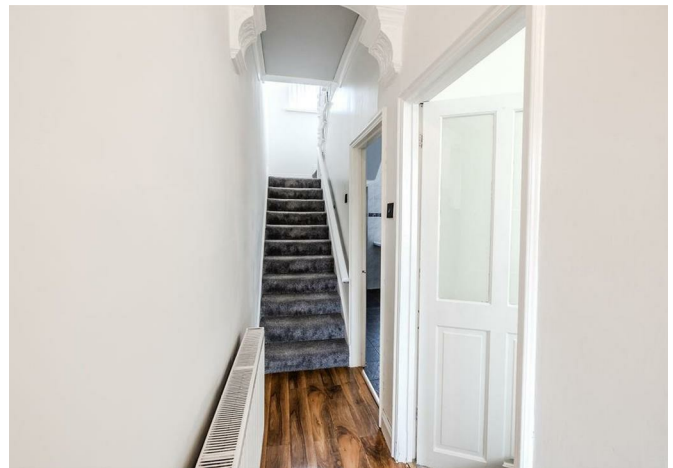
- No Upper Chain Involved
- Lawned Garden to the Front
- Gas Central Heating

- Immaculately Presented
- Yard to the Rear
- Sealed Unit double Glazed Windows

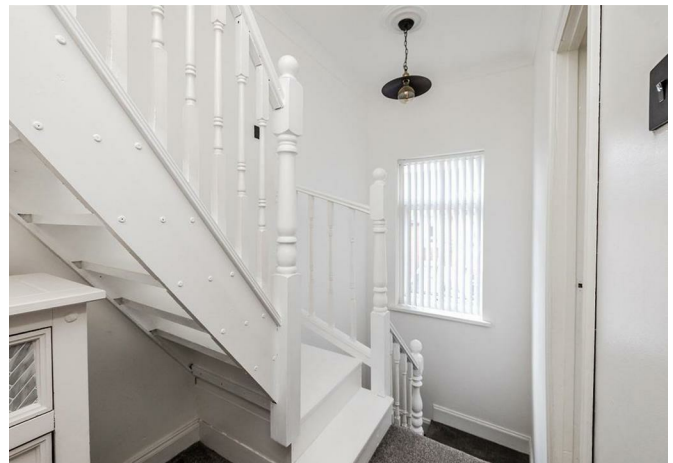
Immaculately presented 2 bedroom mid terraced house with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Porch with tiled walls and floor. Internal Hallway with laminate flooring. Lounge with rose and coving to the ceiling. Dining Kitchen with a Range effect oven and hob, wall and base units, one and a half stainless steel sink and drainer unit, Combi boiler enclosed in the wall unit, tiled splash back, tiled floor, plumbed for washing machine, part paneled walls. First floor Landing has stairs to the loft which has exposed beams, laminate flooring and Velux windows. Bedroom 1 has laminate flooring and sliding door fitted wardrobes. Bedroom 2 also has laminate flooring and a storage cupboard. The Bathroom suite comprises of a corner bath with a rainfall shower over, low level w/c, vanity unit with a wash hand basin, tiled walls and floor, extractor fan, spotlights to the ceiling and a heated towel rail.

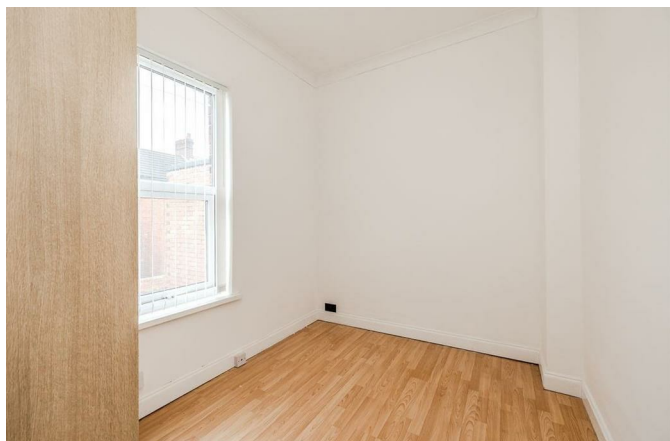
Externally to the front there is a lawned garden and a block paved pathway. To the rear there is a yard with fencing and a gate, there is also a shed and an outside tap.

Warkworth Street is pleasantly situated on the Western periphery of Newcastle, with good access to local amenities, public transport road links, including the A69 and A1, with good access into the city, to the airport and into surrounding countryside.



**Please see Floor Plan on Page 4 for room sizes.*





Energy Performance: Current D Potential C

Council Tax Band: A

Distance from Lemington Riverside Primary School: 0.4 miles

Distance from Supermarket: 0.3 miles

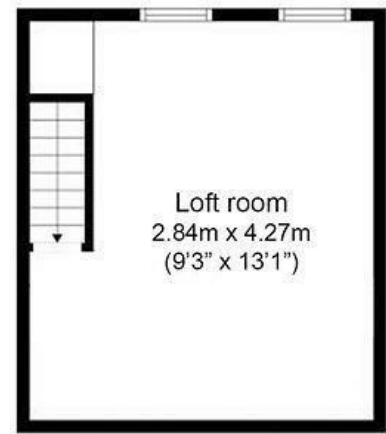
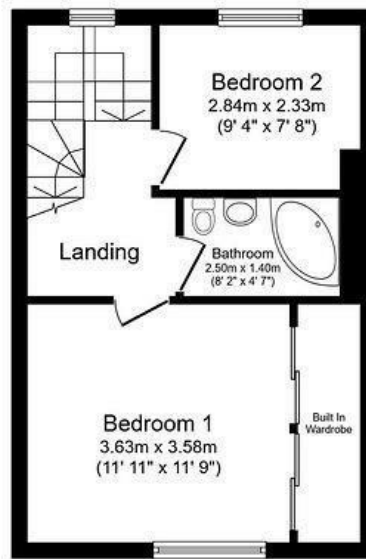
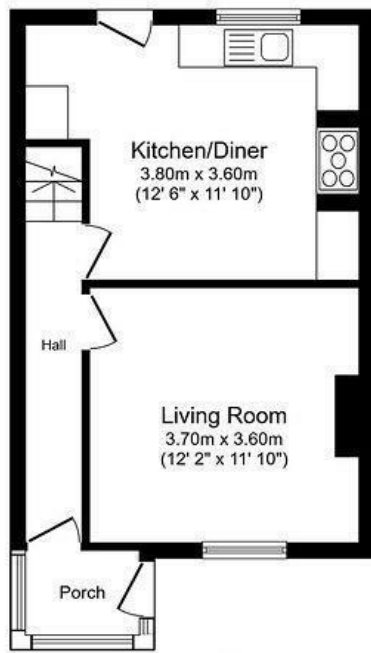
Distance from Metro Centre: 3.0 miles

Please note all sizes and distances are approximate.

**2024
WINNERS**

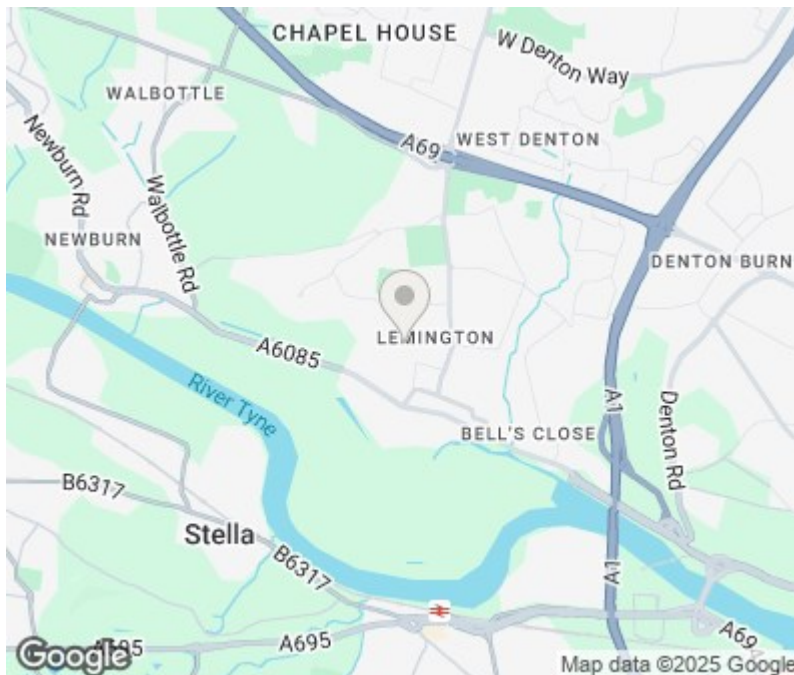
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Total floor area 82.9 sq.m. (882 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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.