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- 2 Bedroom End Terrace House
- Driveway
- No upper Chain Involved
- Council Tax Band A

- Situated in a cul-de-sac
- Gas Central Heating
- Ideal for First Time Buyer

- Low Maintenance Rear Garden
- Sealed Unit Double Glazed Windows
- EPC Rating D

2 bedroom end terraced house situated on Byron Court in Swalwell, benefitting from gas central heating and double glazed windows, with no upper chain the property should appeal to a first time buyer. Briefly comprising of an Entrance Porch leading to the Lounge with wall lights and stairs to the first floor, the Kitchen has wall and base units with roll top work surfaces, one and a half stainless steel sink and drainer unit, tiled splash back, integrated electric oven and gas hob with an extractor hood over, wall mounted boiler, plumbed for an automatic washing machine, door to rear garden. To the first floor the Landing has a loft hatch, Bedroom 1 has built in wardrobes, Bedroom 2 over looks the rear garden. The Bathroom has a panelled bath with shower mixer taps, low level w/c, pedestal hand wash basin, tiled walls, heated towel rail.

Externally to the front there is a single driveway and to the rear the tired garden has a paved area and an artificial grass area.

Swalwell is conveniently situated with good access to local amenities in the Metro Centre, Whickham, Blaydon and other surrounding areas as well as good road and public transport links into Newcastle and Gateshead. There are lovely walks along by the River Derwent on the doorstep.





Energy Performance: Current D Potential B
Council Tax Band: A

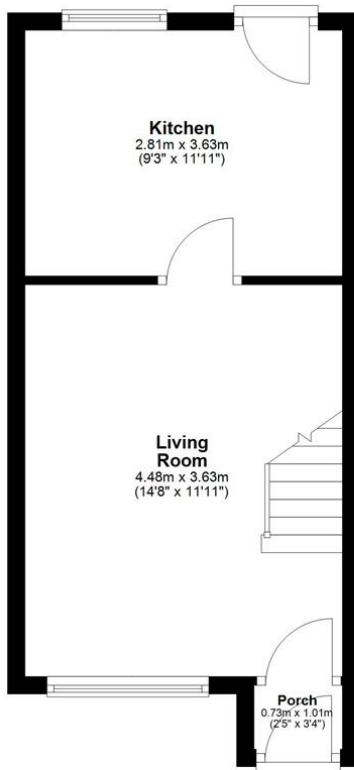
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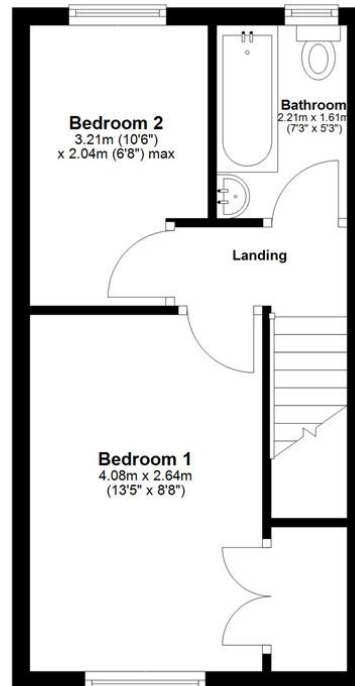
Ground Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



First Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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.