



## Dukes Cottage, Newburn

- Mid terrace
- One bedroom
- Kitchen
- Bathroom/w.c
- No onward chain
- Requires updating

**£75,000**

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# Dukes Cottage, Newburn, NE15 8PN

We offer to the market this mid terraced cottage in Newburn. The property does require updating.

The accommodation briefly comprises of entrance hall, bathroom, kitchen, lounge, main bedroom and stairs up to loft room. Externally there is off street parking and lawn garden to the rear. The property is well located for the numerous local amenities in Newburn including local schools, shops, pubs, and leisure centre. The A1 and A69 trunk roads are also close at hand ensuring easy access to Newcastle and west towards Hexham. Newburn also enjoys good public transport with regular buses into Newcastle city centre.

The property is currently tenanted at £585 per month and the property is to be sold with the tenant in situ.

Hall

Central heating radiator.

Kitchen 5' 10" Max x 5' 9" Max (1.78m x 1.75m)

Fitted with a range of wall and base units with work surfaces over, integrated hob with oven below and extractor hood over, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine and a double glazed window to the front.

Bathroom/W.C

Fitted with a three piece white coloured bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and a double glazed window.

Lounge 15' 5" x 15' 4" Including stairs and alcove (4.70m x 4.67m)

Double glazed window to the front, central heating radiator and television point.

Bedroom One

Double glazed window to the front and a central heating radiator.

Landing

Loft Room

Two sky lights.

Externally

Lawn garden to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Off street parking

MINING

The property is known to be on a coalfield and known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

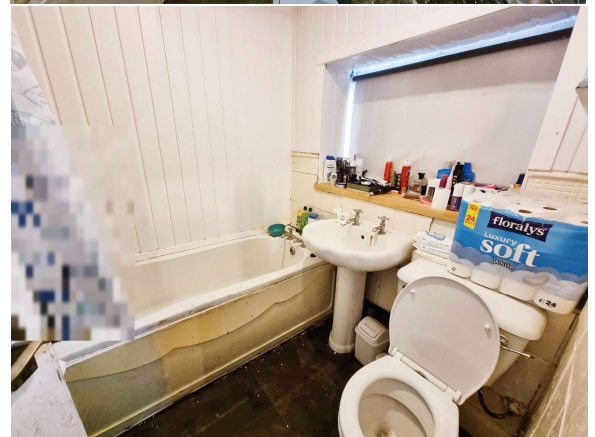
EPC RATING: D

COUNCIL TAX BAND: A

WD7995/BW/EM/07.10.2024/V.2

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**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 62 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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