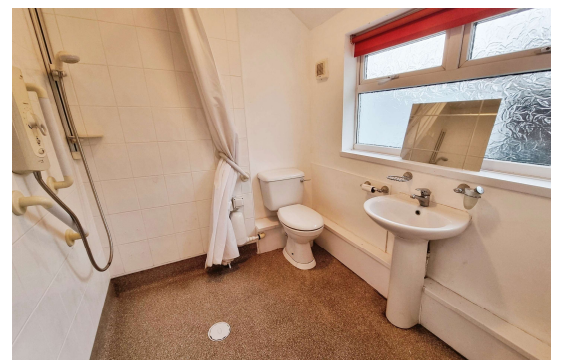




## Boyd Street, Newburn

- Mid terrace house
- Two bedrooms
- No onward chain
- Wet Room/W.C (Ground floor)
- Rear yard

**£110,000**



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# Boyd Street, Newburn, NE15 8LU

Presenting a well-appointed terraced house in good condition, available for sale. This property is a an ideal purchase for first-time buyers, investors, or small families. The house comprises two comfortable bedrooms, a kitchen, a wet room/W.C located on the ground floor, and a generously sized reception room.

Externally there is an enclosed rear yard with roller door for car access.

A noteworthy aspect of this property is its strategic location. It is conveniently situated close to public transport links, ensuring easy commuting. For families with school-going children, the proximity to nearby schools is a significant advantage. Additionally, the property is within easy reach of local amenities, providing everything you need within a short distance.

For those who love the outdoors, the nearby parks, walking routes, and cycling routes offer plenty of opportunities to enjoy fresh air and exercise.

#### Entrance Lobby

Central heating radiator and stairs up to the first floor.

#### Lounge 18' 9" x 14' 3" Plus large recess (5.71m x 4.34m)

Double glazed window to the front, two central heating radiator, feature fireplace and under stairs storage cupboard.

#### Kitchen 10' 6" x 6' 9" Plus door recess (3.20m x 2.06m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, integrated electric hob with extractor hood over, eye level oven, plumbing for automatic washing machine, double glazed window and door to the rear.

#### Wet Room/W.C

Fitted with a low level w.c, pedestal wash hand basin, shower, chrome heated towel rail, part tiled walls and a double glazed window.

#### Landing

Double glazed window to the rear and loft access.

#### Bedroom One 18' 1" Max x 10' 5" Max (5.51m x 3.17m)

Double glazed window to the front, central heating radiator and storage cupboard.

#### Bedroom Two 10' 11" Max x 7' 10" Max (3.32m x 2.39m)

Double glazed window to the rear, central heating radiator, airing cupboard and storage cupboard housing central heating boiler.

#### Externally

Enclosed paved yard to the rear, garden shed, roller door for car access.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Yard with roller shutter door

#### MINING

The property is not known to be on a coalfield and not 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.

#### ACCESSIBILITY

This property has accessibility adaptations:

- Wet room to ground floor

#### 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

WD8096/BW/EM/21.01.2025/V.1



**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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.

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