



Goodfellows
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44
The Roman Way
Newcastle upon
Tyne
NE5 5AB

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West Denton
Newcastle upon Tyne
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Offers Over
£235,000

Immaculately presented 3 bedroom semi detached house with a great open plan kitchen diner, modern bathroom and en-suite, electric car charging point, gas central heating and sealed unit double glazed windows, council tax band B, EPC rating C.







Ground Floor
Floor area 66.1 sq.m. (712 sq.ft.)



First Floor
Floor area 46.0 sq.m. (495 sq.ft.)

Total floor area: 112.1 sq.m. (1,207 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).



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C
Council Tax Band: B

DIRECTIONS

CONTACT

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