



14 Carnaby Road

Walker, Newcastle Upon Tyne, NE6 3LY

**** GREAT FIRST BUY ** KITCHEN/DINER WITH INTERGRATED APPLIANCES ** OFF STREET PARKING ****

**** CLOSE TO LOCAL AMENITIES. AND GOOD TRANSPORT LINKS TO NEWCASTLE CITY CENTRE ****

**** THREE BEDROOMS ** FREEHOLD ** COUNCIL TAX BAND A ** ENERGY RATING C ****

**** NEWCASTLE CITY CENTRE 2.8 MILES ** OUSEBURN 2.3 MILES ** NEWCASTLE QUAYSIDE 2.6 MILES ****

Offers Over £160,000



- Great First Buy
- Off Street Parking
- Energy Rating D
- Three Bedroom Mid Terrace House
- Close to Local Amenities and Good Links to Newcastle City Centre
- Modern Kitchen/Diner with Integrated Appliances
- Council Tax Band A

Entrance

Composite door into hallway

Hallway

10'11" max x 5'11" (3.34 max x 1.81)
Stairs to first floor landing, laminate flooring, radiator access to lounge and kitchen/diner.

Lounge

17'10" x 11'1" max (5.45 x 3.39 max)
Double glazed windows to the front and French Doors to rear elevation, radiator, laminate flooring, fire surround housing fire, radiator.

Kitchen/Diner

13'2" x 9'10" + 8'7" x 6'10" (4.02 x 3.00 + 2.64 x 2.10)
Understairs cupboard, double glazed window and door to rear garden. Fitted with a range of wall and base units with work surfaces over, sink unit, induction hob with overhead extractor hood, built in oven and microwave, integrated fridge/freezer, dishwasher, washer/dryer, radiator, laminate flooring and double glazed window to front elevation.

Stairs to first floor

Leading to..

Landing

Double glazed window, access to bedrooms and bathroom.

Freehold Bedroom 1

12'0" x 11'2" (3.68 x 3.41)
Double glazed window, radiator.

Bedroom 2

12'0" x 10'0" (3.68 x 3.05)
Double glazed window, radiator and built in wardrobe

Bedroom 3

8'10" x 7'0" (2.70 x 2.15)
Double glazed window, radiator, laminate flooring and cupboard

Bathroom

11'0" max x 5'4" (3.37 max x 1.65)
Comprising bath with overhead shower , WC, wash hand basin set in vanity unit, fully tiled walls, ladder style radiator, two double glazed windows.

External

To the front there is a walled garden with mature hedge, gravel and paving for off street parking. To the rear there is a decked area, patio area and lawn with fenced perimeter.

Material Information

BROADBAND AND MOBILE:

At the time of marketing we believe this information is correct, for further information please visit
<https://checker.ofcom.org.uk>

Various factors can affect coverage, such as being close to large trees or

buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor, variable in-home
O2- Good outdoor and in-home
Three- Good outdoor, variable in-home
Vodafone - Good outdoor and in-home

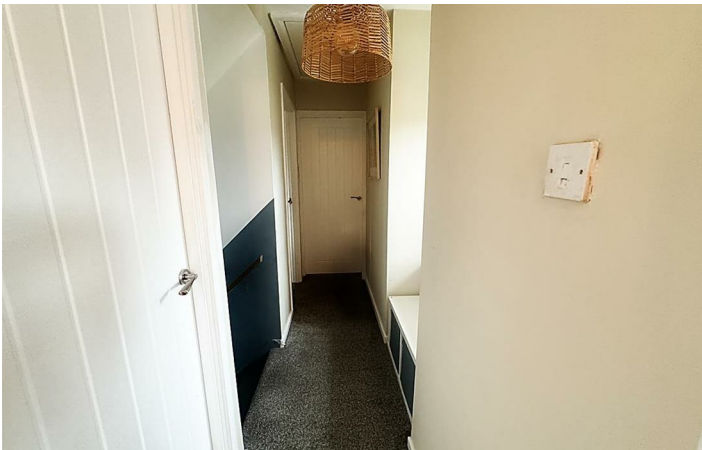
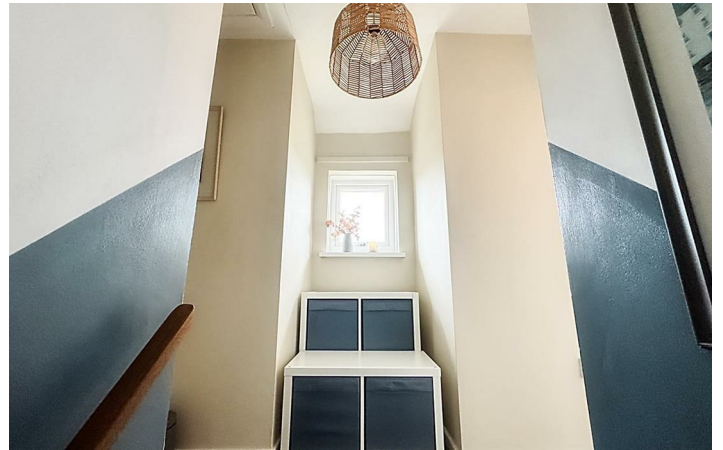
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

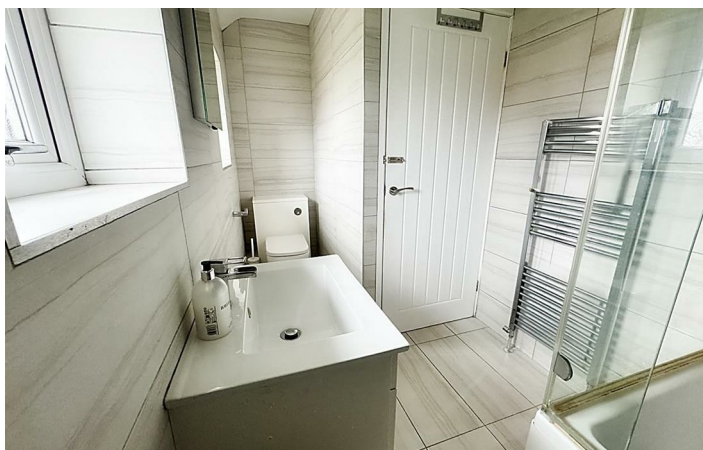
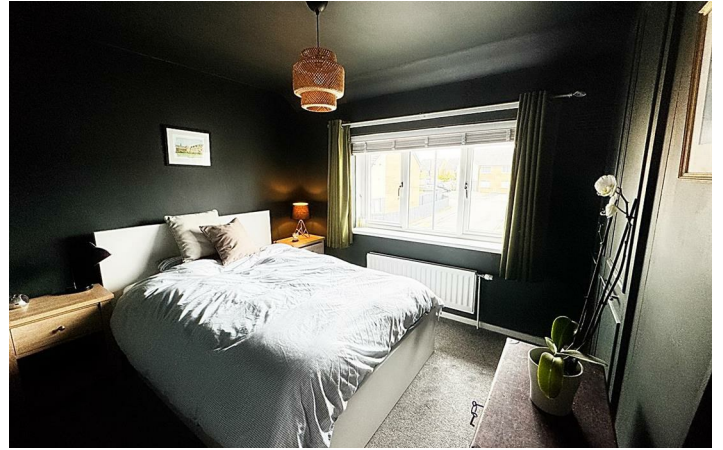
FLOOD RISK:

Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

CONSTRUCTION:

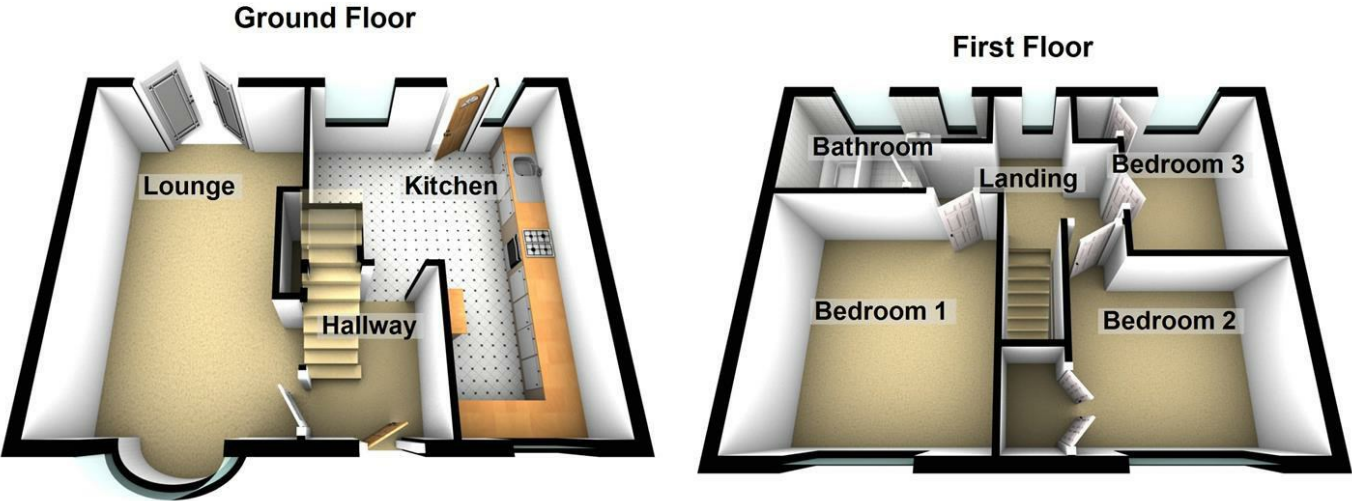
Traditional
This information must be confirmed via your surveyor and legal representative.







Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	