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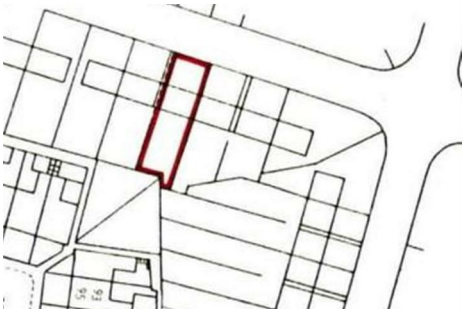


34 Norbury Grove

, Newcastle Upon Tyne, NE6 2TA

** TWO BEDROOM MID TERRACE HOUSE ** LOVELY SOUTH FACING GARDEN TO REAR **

** IDEAL FIRST BUY / INVESTMENT ** SOME UPDATING REQUIRED ** SPACIOUS BATHROOM **

** LOCAL AMENITIES NEARBY ** CHAIN FREE ** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Price £115,000

2 1 1

- Two Bedroom Mid Terrace House
- Some Updating Required
- Freehold
- Spacious Bathroom
- Ideal First Buy/Investment
- Council Tax Band A
- South Facing Rear Garden
- Chain Free
- Energy Rating TBC

Hallway

Entrance door, stairs to the first floor landing with storage cupboard under.

Lounge

15'5" 10'7" (4.72 3.23)
Double glazed window, fireplace with electric fire, double glazed patio doors to the rear garden, radiator.

Kitchen

13'1" x 9'0" (4.01 x 2.76)
Fitted with wall and base units with work surfaces over, integrated oven and hob, sink unit. Double glazed window and double glazed door leading to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

13'1" max x 11'10" (4.00 max x 3.61)
Double glazed window, radiator, cupboard.

Bedroom 2

12'6" into robe x 7'8" (3.82 into robe x 2.34)
Double glazed window, fitted sliding door wardrobes, radiator.

Bathroom

9'1" x 7'4" (2.77 x 2.25)
Bath with shower over, WC and wash hand basin. Double glazed window, tiling to walls, radiator.

External

Externally there is a garden to the front which is laid to lawn. The rear gardens is mostly lawn and is south facing.

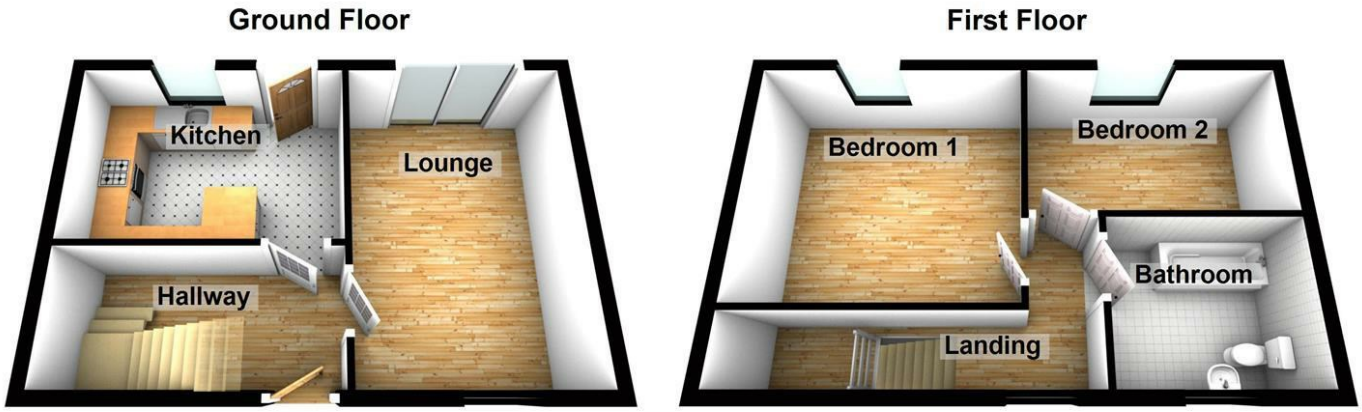
Broadband and Mobile

At the time of marketing this information is correct.
Broadband: Highest available Speeds: Download: 1800 Mbps Upload: 1000 Mbps
Mobile: Indoor EE>Limited Three> Likely 02>Limited Vodafone>Limited
Mobile: Outdoor EE>Likely Three> Likely 02>Likley Vodafone>Likely

Flood Risks

At the time of marketing this information is correct.
Yearly chance of flooding:
Rivers and the sea: Very low.
Surface water: Very low.

Floor Plan



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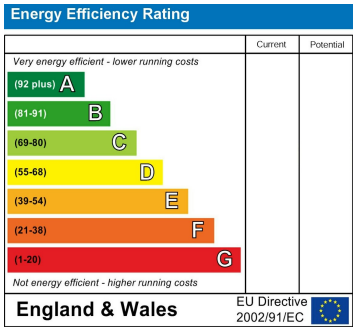

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