



15 Longfield Terrace , Newcastle Upon Tyne, NE6 3EH

CHAIN FREE • GREAT FIRST BUY • SOUTH WESTERLY REAR GARDEN • FREEHOLD

EXTENDED SEMI DETACHED HOUSE • TWO DOUBLE BEDROOMS • MODERN KITCHEN/DINER

NEWCASTLE CITY CENTRE 2.8 MILES • WEST WALKER PRIMARY SCHOOL 0.4 MILES •

CENTRAL WALKER PRIMARY SCHOOL 0.4 MILES • WALKER PARK 0.3 MILES •

CHILLINGHAM ROAD METRO STATION 1.9 MILES • COUNCIL TAX BAND A • ENERGY RATING TBC

Offers Over £140,000



- Chain Free

- Kitchen/Diner

- Council Tax Band A

Entrance Porch

4'8" x 3'10" (1.44 x 1.18)

Double glazed door and windows.

Access to Inner Lobby.

Inner Lobby

3'7" x 3'4" (1.11 x 1.04)

Stairs leading to first floor landing and access to Lounge.

Lounge

13'1" x 11'4" + bay (4.01 x 3.47 + bay)

Double glazed bay window, radiator and under stair storage cupboard.

Kitchen/Diner

17'2" x 10'5" (5.24 x 3.18)

Fitted with a modern range of wall and base units with complimentary work surfaces, sink unit, integrated fridge, freezer and washing machine, built in oven and induction hob with overhead extractor hood, part tiled walls, laminate flooring, radiator and timber door into additional room.

Additional room

12'1" max x 7'5" (3.70 max x 2.27)

Two double glazed windows, French doors into rear garden, laminate flooring, radiator and WC. A versatile room which could be used for a variety of uses.

WC

3'1" x 2'9" (0.96 x 0.84)

WC and laminate flooring.

First Floor Landing

Access to bedrooms and shower room.

- Extended Semi Detached House

- Great First Time Buy

- Energy Rating TBC

Shower Room

6'9" x 5'5" (2.07 x 1.66)

Shower cubicle, WC, wash hand basin, plastic cladding to wall, radiator, double glazed window and cupboard which also houses boiler.

Bedroom One

13'9" into robe x 11'6" (4.20 into robe x 3.52)

Newly laid carpet, fitted wardrobes, double glazed dormer window and radiator.

Bedroom Two

9'11" x 8'5" (3.03 x 2.59)

Carpeted, double glazed window and radiator.

External

To the front of the property there is a walled gravelled garden, to the rear there is a enclosed garden which is south westerly facing and is laid to lawn with planted borders and gravelled area. There is also an outhouse to side.

Para - 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>

Results for 15, LONGFIELD TERRACE

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

- Two Double Bedrooms

- Downstairs WC

- Freehold

building. This means there may be differences between the coverage prediction and your experience.

EE- Good outdoor and in-home

O2- Good outdoor, variable in-home

Three -Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

If you're struggling to make phone calls indoors, consider using Wi-Fi calling, where your mobile phone uses a broadband connection to make calls and text messages.

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

FLOOD RISK:

Yearly chance of flooding:

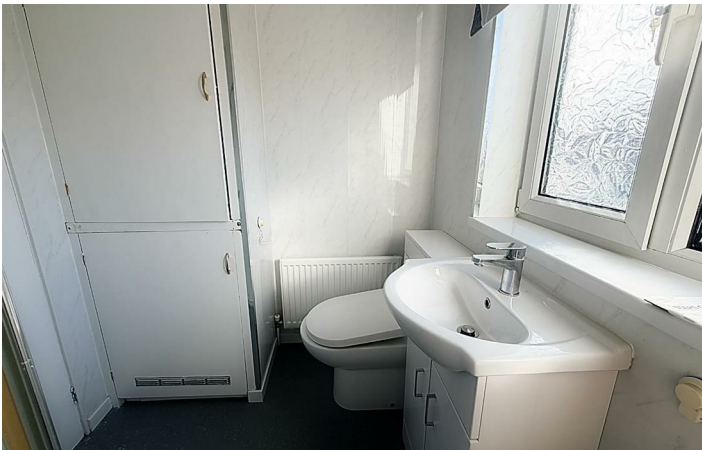
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional.

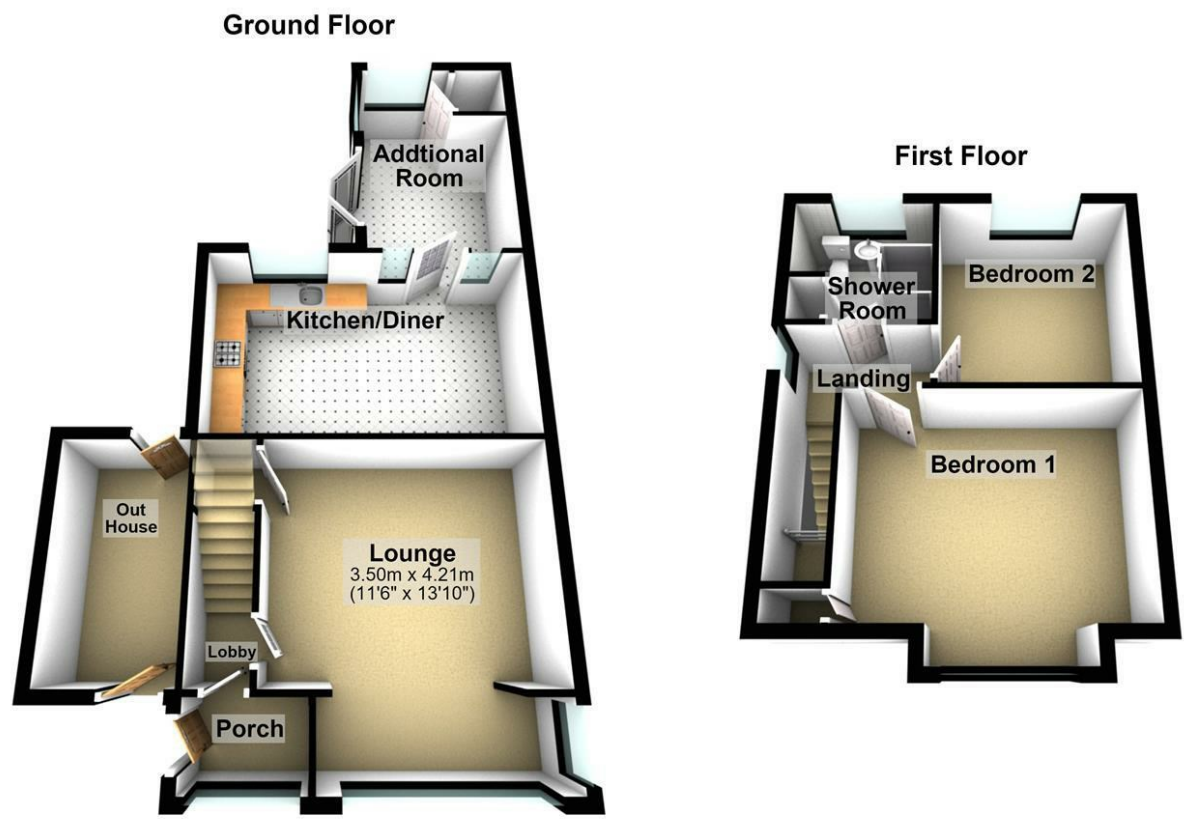
This information must be confirmed via your surveyor and legal representative.







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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		