



1 Manor House Close , Newcastle Upon Tyne, NE6 2QG

- FOUR BEDROOM END TERRACE HOUSE • GREAT FIRST TIME BUY OR BUY TO LET • FREEHOLD •
- LOUNGE • SOUTHERLY ASPECT REAR GARDEN • AMPLE CUPBOARD SPACE • STUDY/HOME OFFICE
- BUS SERVICES TO NEWCASTLE CITY CENTRE • NEARBY SHOPPING FACILITIES • NEARBY SCHOOLS •
- COUNCIL TAX BAND A • ENERGY RATING TBC •

Offers Over £95,000



- Chain Free
- Southerly Facing Rear Garden
- Great First Time Buy or Buy to Let
- Four Bedroom End Terrace House
- Downstairs WC
- Council Tax Band A
- Kitchen/Diner
- Bus Services To Newcastle City Centre
- Freehold

Entrance

Composite door into hallway.

Hallway

12'2" x 5'3" (3.73 x 1.62)

Radiator, dado rail, stairs to first floor and access to...

Downstairs WC

4'0" x 3'5" (1.22 x 1.06)

Double glazed window, part tiled walls, laminate flooring, WC and wash hand basin.

Lounge

18'9" x 15'11" max (5.74 x 4.86 max)

Two double glazed windows, two radiators and coving to ceiling.

Study/Office

10'6" max x 5'11" (3.21 max x 1.82)

Currently used for storage but could be used as home office or study area.

Kitchen/Diner

11'5" x 10'8" (3.50 x 3.27)

Double glazed window, UPVC door into rear garden and radiator. Fitted with range of wall and floor units with works surfaces, sink, built in electric oven and hob with overhead extractor unit, part tiled walls and plumbing for washing machine.

First Floor Landing

Access to..

Bedroom 1

11'6" x 10'8" (3.52 x 3.26)

Rear Elevation. Double glazed window, radiator, built in wardrobe and cupboard housing boiler.

Bedroom 2

12'11" max x 10'3" (3.95 max x 3.14)

Rear Elevation. Double glazed window and radiator.

Bedroom 3

11'6" max x 7'7" max (3.52 max x 2.33 max)

Front Elevation. Double glazed window, radiator and storage cupboard.

Bedroom 4

8'10" x 8'8" (2.71 x 2.66)

Side Elevation. Double glazed window, radiator and storage cupboard.

Wet Room

7'10" x 4'10" (2.41 x 1.48)

Double glazed window, radiator, walk in shower, wash hand basin and WC,.

External

To the front of the property there are a couple of steps up to front door. To the Rear of the property there is a low maintenance southerly aspect garden with fenced perimeter.

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>

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 and in-home

O2- Good outdoor

Three-Good outdoor and in-home

Vodafone - Good outdoor and 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:

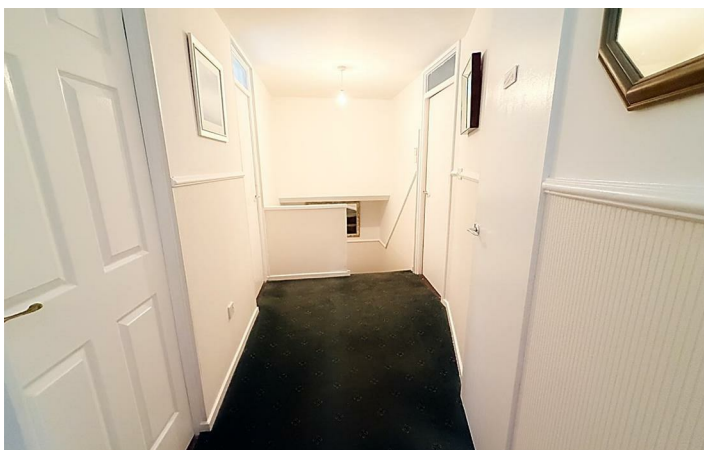
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Non Standard Construction.

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



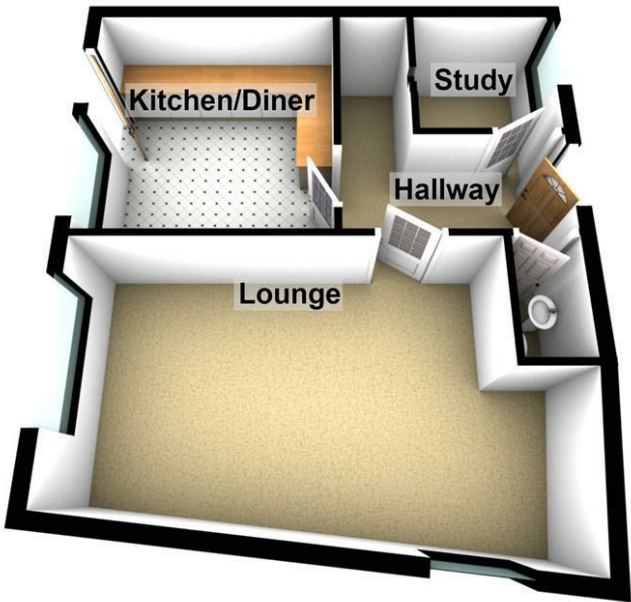




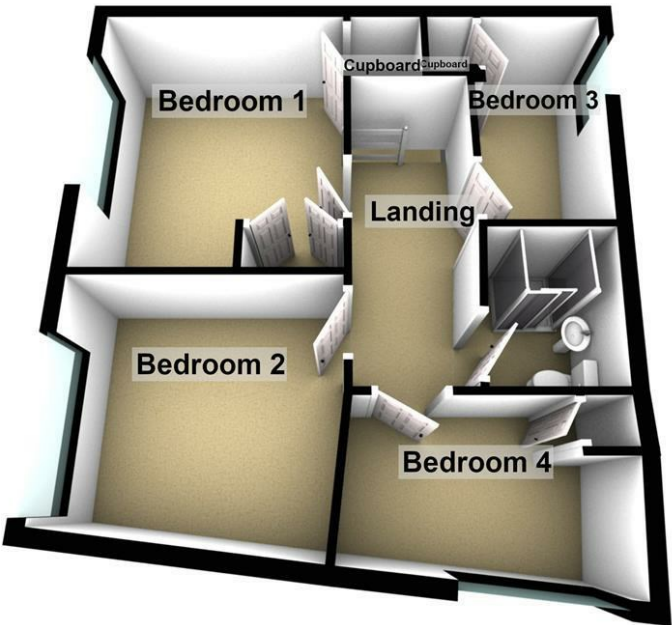


Floor Plan

Ground Floor



First Floor



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