



26 Beresford Gardens

Byker, Newcastle Upon Tyne, NE6 2EL

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

- SUPERB TWO BEDROOM MID TERRACE HOUSE • BEAUTIFULLY PRESENTED & READY TO MOVE INTO •
- MODERN KITCHEN & BATHROOM • LOVELY SOUTH FACING GARDEN TO REAR • FREEHOLD •
- OFF STREET PARKING • BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE • GREAT FIRST BUY •
- NEARBY SHOPPING FACILITIES • METRO STATION 0.3 MILE • COUNCIL TAX BAND A • EPC C •

Offers Over £130,000



- Two Bedroom Mid Terrace House
- Modern Kitchen & Bathroom
- Freehold
- Fantastic First Time Buy
- South Facing Rear Garden
- Council Tax Band A
- Beautifully Presented & Ready To Move Into
- Off Street Parking
- Energy Rating C

Entrance Lobby

Double glazed composite entrance door with window to the side, tiling to floor, half glazed door leading into the property.

Hall Area

Stairs to the first floor landing, radiator.

Kitchen

9'5" x 6'7" (2.88 x 2.03)

Fitted with a modern range of units with contrasting work surfaces over and sink unit, integrated oven and hob with extractor hood over, integrated fridge/freezer and washing machine, double glazed window and laminate flooring.

Lounge

15'7" x 12'7" (4.75 x 3.85)

Double glazed French doors leading out to the rear garden with windows to the side, media wall with living flame effect fire, wood effect herringbone flooring, radiator.

Landing

Storage cupboards.

Bedroom 1

10'9" x 8'7" (3.29 x 2.62)

Double glazed window, radiator.

Bedroom 2

9'2" x 8'8" (2.81 x 2.65)

Double glazed window, storage cupboard, radiator and access to the loft which is boarded, has pull down ladders and lighting.

Bathroom

6'6" x 5'6" (2.00 x 1.68)

Comprising; bath with shower over, WC and wash hand basin, double glazed window, tiling to walls and floor, ladder style radiator.

External

Externally there is a small gravelled garden to the front and a lovely south facing garden to the rear which has lawn, a paved patio and space for off street parking.

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>

EE-Good outdoor and in-home
O2-Good outdoor and in-home
Three-UK-Good outdoor and in-home
Vodafone-Good outdoor and in-home

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

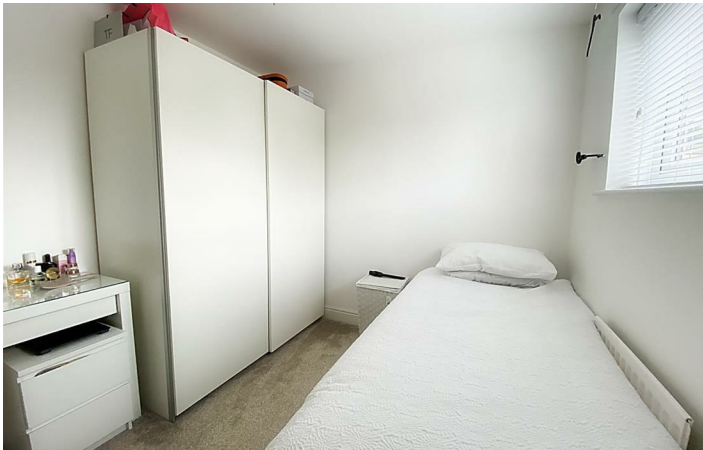
FLOOD RISK:

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

CONSTRUCTION:

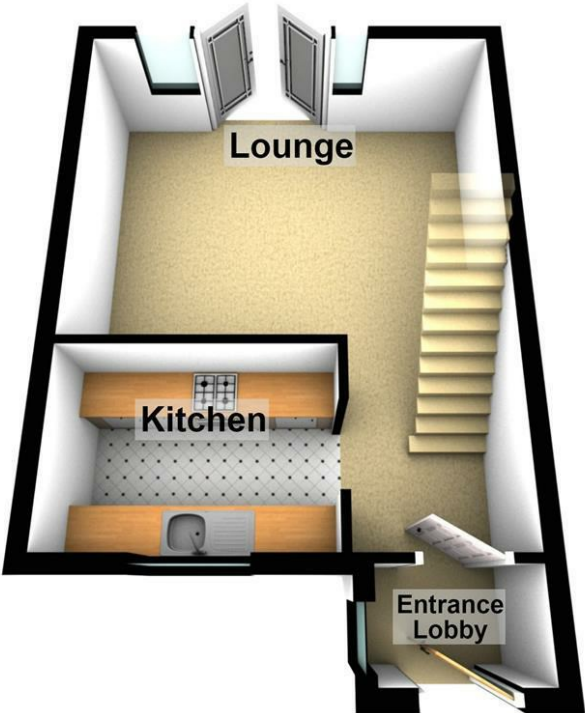
Traditional
This information must be confirmed via your surveyor and legal representative.





Floor Plan

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		83
(69-80) C	69	
(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	