

**FOR SALE**



**Liverpool Road, Cross Heath, Newcastle**

**2 Bedrooms, 1 Bathroom, Mid Terraced House**

**Offers In Excess Of £140,000**



## Liverpool Road, Cross Heath, Newcastle

2 Bedrooms, 1 Bathroom

**Offers In Excess Of £140,000**

- Mid Terraced House
- Three Reception Rooms
- Two Bedrooms
- Gas Central Heating
- No Upward Chain

HALL 13' 11" x 3' 3" (4.24m x 0.99m) Wood door to the front elevation, central heating radiator, dado rail

INNER HALL 13' 4" x 3' 3" (4.06m x 0.99m) Carpet to floor

LOUNGE 12' 4" x 11' 10" (3.76m x 3.61m) Upvc double glazed bay window, picture rail, central heating radiator, chimney breast, carpet to floor

SITTING ROOM 13' 4" x 8' 2" (4.06m x 2.49m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, carpet to floor

DINING ROOM 14' 9" x 8' 9" (4.5m x 2.67m) Upvc double glazed windows x 2 to the side elevation, central heating radiator, under stairs storage, carpet to floor

KITCHEN 9' 9" x 8' 9" (2.97m x 2.67m) Upvc double glazed window to the side elevation, Upvc double glazed frosted glass panelled door to the side, wall and base units with worktops over, stainless steel single sink, built in oven and hob, extractor fan, fridge freezer, space and plumbing for washing machine, central heating boiler, part tiled walls, tiled flooring

STAIRS AND LANDING Built in airing cupboard, carpet to floor

BATHROOM 8' 9" x 7' 0" (2.67m x 2.13m) Upvc double glazed frosted window, 3 piece bathroom suite in white







with shower over, central heating radiator, part tiled walls, vinyl flooring  
 STUDY 7' 5" x 5' 7" (2.26m x 1.7m)

BEDROOM 13' 4" x 8' 8" (4.06m x 2.64m) Upvc double glazed window to the rear elevation, chimney breast, central heating radiator, carpet to floor

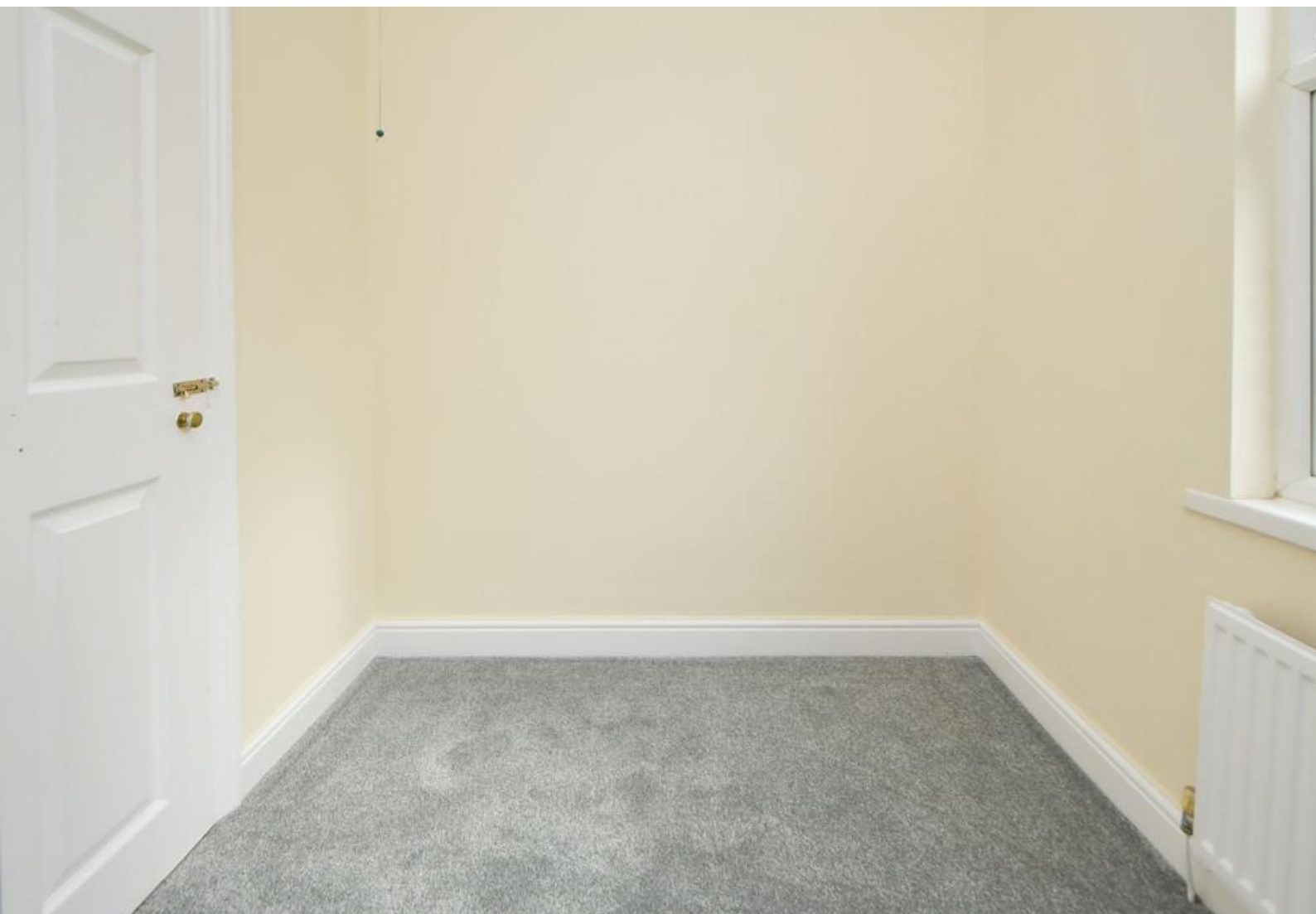
BEDROOM 15' 5" x 12' 4" (4.7m x 3.76m) Upvc double glazed windows x 2 to the front elevation, chimney breast, central heating radiator x 2, coving, carpet to floor

REAR YARD Gated access, paved, enclosed by wall





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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