



## Richmond Avenue, Swalwell

Two-bedroom mid terrace house for sale in Swalwell. The accommodation is well presented throughout and would suite a first-time buyer or investor. The property is currently tenanted and comprises, entrance door to hall, lounge, breakfasting kitchen, two double bedrooms and bathroom, with large, enclosed yard and off-road secure parking for car. To the front aspect of the property there is a small, paved garden area. Easy access to A1, Newcastle and Gateshead, with shops and other amenities close by

**Offer's Over £105,000**

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## ENTRANCE DOOR TO HALL

## LOUNGE

16' 5" x 13' 2" (5m x 4.01m)

Double glazed window, fireplace with living flame effect gas fire to wall, marble effect inset and hearth, TV point, laminate wood flooring.



## KITCHEN

16' 9" x 10' 3" (5.11m x 3.12m)

Double glazed window, fitted kitchen units with work surfaces, plumbing for automatic washing machine, electric oven and gas hob, stainless steel sink unit with mixer tap, central heating radiator, storage cupboard, exit door to enclosed rear yard with off road parking.



## FIRST FLOOR

### BEDROOM ONE

15' 2" x 11' 7" (4.62m x 3.53m)

Double glazed window, central heating radiator, storage cupboard.



### BEDROOM TWO

10' 5" x 10' 5" (3.18m x 3.18m)

Double glazed window, central heating radiator.



### BATHROOM

Double glazed window, central heating radiator, white suite comprising, panel bath, electric shower over bath, WC, heated towel rail.



### EXTERNALLY

To the front there is a paved area with small wall and enclosed rear yard with off road parking for car.



**NOTE FROM SUZANNE**

Myself and my team endeavour to make our sales particulars accurate and reliable in line with the Consumer Protection Regulations of 2008 and the Business Protection from Misleading Marketing Regulations 2008. All details have been reported to us via our homeowners in good faith and nothing is deemed to be a statement that the property is in good structural condition or otherwise. Please satisfy yourself that all services, systems, appliances, facilities and equipment are in good working order as they have not been tested by us and we cannot guarantee their operating ability or efficiency; They do not constitute or form part of any offer or contract. All measurements, floor plans, reference to areas and distances are approximate. They are to be taken as a guide to you, a prospective buyer / tenant; They may not be exact, precise or to scale and some of our particulars may well be awaiting vendor approval. It is unlikely that my team and I will have seen sight of the relevant documentation to verify tenure, lease, fixtures and fittings, planning/building regulation consents or build warranty prior to marketing. As an agency we work hard to ensure our service to you is honest, fair and completely transparent. If you were ever to find yourself to be in a situation without satisfactory in-house resolve, rest assured; Suzanne Graham Estate Agents are members of TPOS (The Property Ombudsman Scheme) and follow the TPO Code of Practice, raising standards across our industry. Should you require clarification or further information on any of these points, please contact us; especially if you are traveling some distance to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		