



Amelia Close, Benwell, Newcastle upon Tyne NE4 8LW

Asking Price: £130,000

With accommodation set over four floors, is this mid terraced house located in Benwell. The accommodation briefly comprises of ground floor porch, lounge and inner hallway with stairs giving access to the first floor landing and kitchen/diner, further stairs give access to the second floor landing, bedroom and family bathroom, stairs give access to the third floor landing, master bedroom with en suite and third bedroom. Externally, there are gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69. Early viewing is recommended.

Council Tax Band: A

EPC Rating: C

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Mid Terraced House

Two Further Bedrooms

Accommodation Over Four Floors

Gardens to Front & Rear

Master Bedroom with En Suite

Close to Amenities

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Radiator.

Kitchen/Diner 15' 11" x 9' 9" (4.85m x 2.97m)

Double glazed window to the rear. Gas cooker point. Sink/drainer. Radiator.

Inner Hallway

Stairs to first floor landing and lower ground floor. Storage cupboard. Radiator.

Lounge 16' 11" x 18' 1" (5.15m x 5.51m)

Situated on lower ground floor. Double glazed window to the front. Two radiators. Storage cupboard. Door to the rear.

First Floor Landing

Storage cupboard.

Bedroom One 16' 11" x 10' 7" (5.15m x 3.22m)

Double glazed window to the rear. Radiator.

Bathroom 9' 8" x 7' 10" (2.94m x 2.39m)

Panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

Bathroom 9' 8" x 7' 10" (2.94m x 2.39m)

Panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

Second Floor Landing

Two storage cupboards. Radiator.

Master Bedroom 11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to the front. Radiator.

En Suite 6' 10" x 4' 7" (2.08m x 1.40m)

Shower cubicle. Extractor fan.

Bedroom Three 8' 7" x 7' 0" (2.61m x 2.13m)

Double glazed window to the front. Radiator.

External

Gardens to the front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

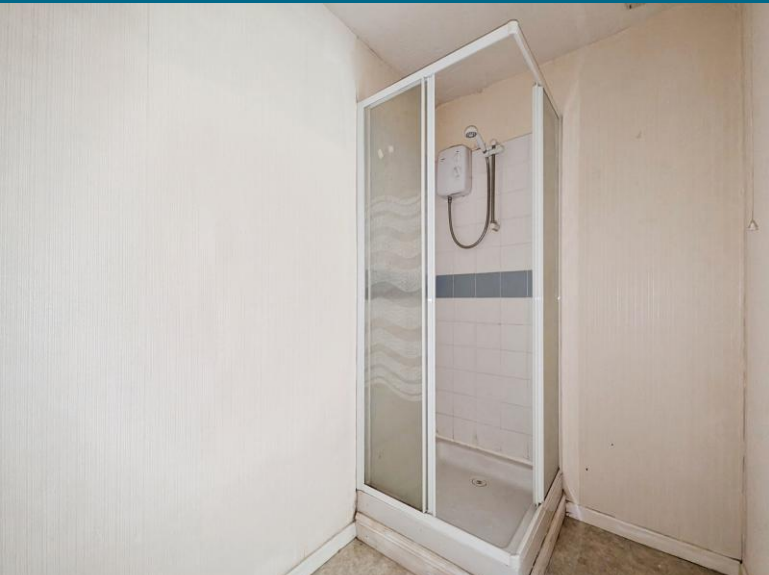
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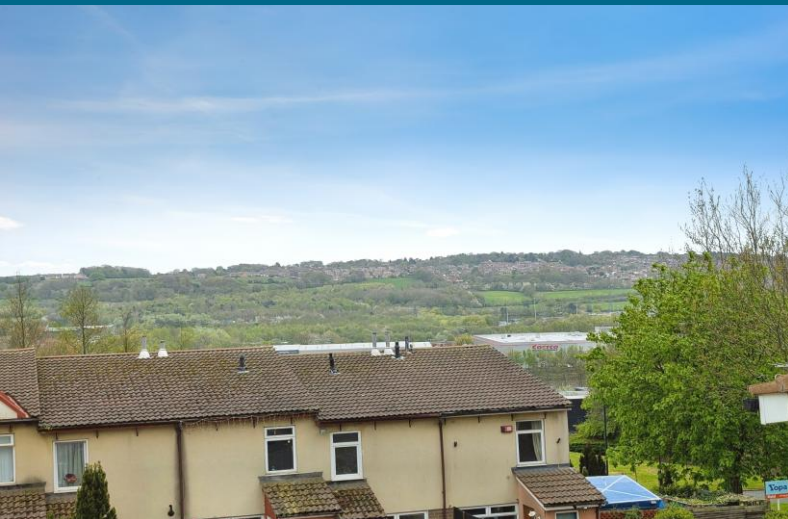
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.is

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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