



9 Scarborough Court

Byker, Newcastle Upon Tyne, NE6 2TG

GUIDE PRICE £120,000 TO £130,000 • GREAT FIRST TIME BUY • WELL PRESENTED •

NEWCASTLE CITY CENTRE 2 MILES • SOUTH WESTERLY FACING REAR GARDEN •

WELBECK ACADEMY 0.2 MILES • ST LAWRENCE CATHOLIC SCHOOL 0.2 MILES • THREE BEDROOMS •

COMMUNAL PARKING AVAILABLE CLOSEBY • FRONT AND REAR GARDENS • COUNCIL TAX BAND A •

ENERGY RATING TBC • FREEHOLD

Guide Price £120,000



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- Three Bedrooms
- Welbeck Academy 0.2 miles - St Lawrence Catholic School 0.2 Miles

Entrance Hall

Door into hallwayway, two storage cupboards, radiator and stairs to first floor

Kitchen

9'9" x 9'0" (2.99 x 2.75)

Fitted with modern base and wall units, laminate flooring, built in oven and hob, integrated fridge freezer, sink unit and double glazed window to front elevation. Plumbed for washing machine and dishwasher.

Lounge/Diner

19'11" x 10'11" (6.09 x 3.35)

Laminate flooring, radiator, decorative panelling to one wall, double glazed window and French doors leading into to rear garden.

Stairs to First Floor

Double glazed window, decorative panelling to bottom half of walls. Storage cupboard on landing.

Landing

Decorative panelling. Access to bedrooms, bathroom and WC. Storage cupboard.

Bedroom 1

12'1" x 9'9" (3.69 x 2.99)

Double glazed window, radiator and stripped wood floor. Rear Elevation.

- Great First Time Buy
- Newcastle City Centre 2 Miles
- Council Tax Band A

Bedroom 2

12'1" max 9'10" (3.69 max 3.02)
Double glazed window, radiator.

Bedroom 3

7'6" x 6'7" (2.31 x 2.02)

Double glazed window to side of property.

Bathroom

8'8" x 6'0" (2.65 x 1.83)

Comprising: Bath, shower cubicle and wash hand basin set in vanity unit, ladder style radiator, part tiles walls and tiled flooring and double glazed window.

WC

5'3" x 2'11" (1.61 x 0.89)

Double glazed window, WC, part tiled walls and tiled flooring.

External

To the front of there is a private fenced garden and to the rear there is low maintenance garden with fenced perimeter. There is communal parking close by.

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>

- Communal Car Parking
- Freehold
- Energy Rating TBC

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

O2-Good outdoor, variable in-home

Three-Good outdoor and in-home

Vodafone - Good outdoor, variable in-home

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

FLOOD RISK:

Yearly chance of flooding:

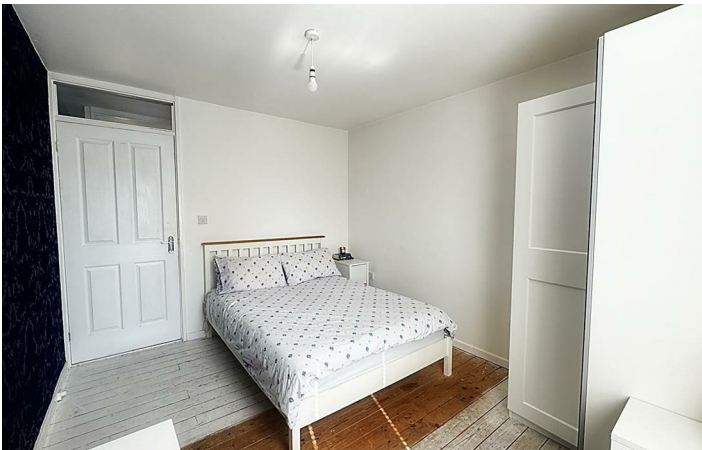
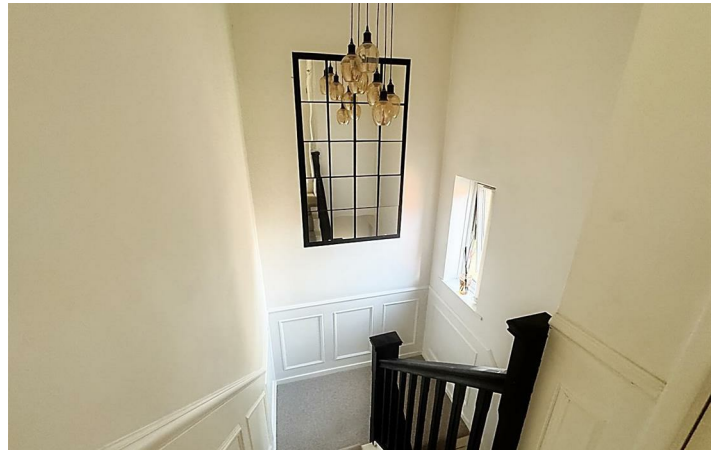
Surface water: Very low.

Rivers and the sea: Very low.

CONSTRUCTION:

Traditional

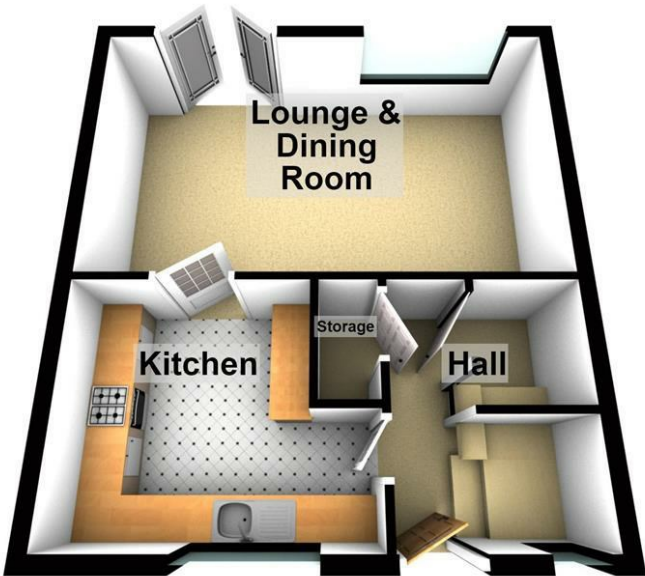
This information must be confirmed via your surveyor and legal representative.



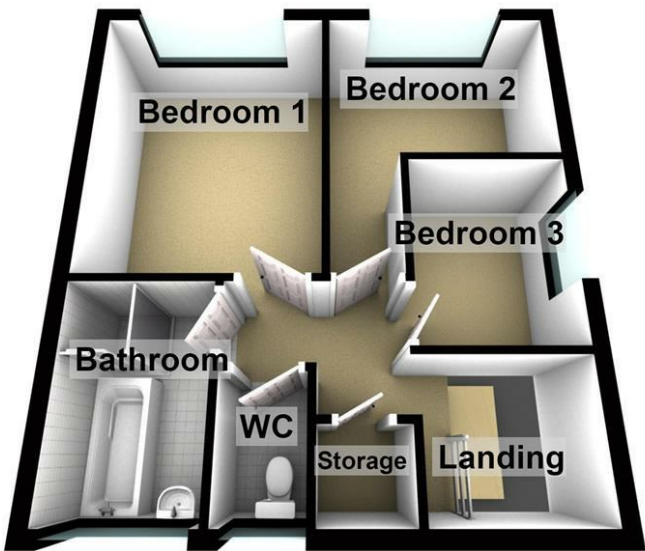


Floor Plan

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		
(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 