



50 Crawford Terrace

Walker, Newcastle Upon Tyne, NE6 3BA

- TWO BEDROOM MID TERRACE HOUSE • DOWNSTAIRS WC • GARDENS FRONT & REAR •
- CLOSE TO WALKER PARK • GREAT FIRST TIME BUY • ROAD LINKS TO NEWCASTLE CITY CENTRE •
- NEARBY BUS SERVICES & SHOPPING FACILITIES • FREEHOLD • COUNCIL TAX BAND A •
- ENERGY RATING C •

Price £95,000



- Mid Terrace House
- Gardens Front & rear
- Freehold
- Two Bedrooms
- Chain Free
- Council Tax Band A
- Downstairs WC
- Great First Buy
- Energy Rating C

Entrance

Upvc entrance door, stairs to the first floor landing.

Lounge

14'10" x 11'10" (4.53 x 3.63)

Double glazed window, cupboard, radiator.

Kitchen

11'11" x 7'0" (3.65 x 2.14)

Wall and base units with work surfaces over and sink unit, double glazed window, radiator.

WC

4'4" x 2'5" (1.33 x 0.76)

Single glazed window, WC.

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'10" x 10'1" (4.53 x 3.08)

Double glazed window, cupboard, radiator.

Bedroom 2

10'8" x 8'10" (3.27 x 2.71)

Double glazed window, radiator.

Bathroom

7'1" x 5'7" (2.18 x 1.72)

Comprising; bath with shower over, WC and wash hand basin, part tiled walls, double glazed window

External

Externally there are gardens to both the front and rear.

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, variable 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:

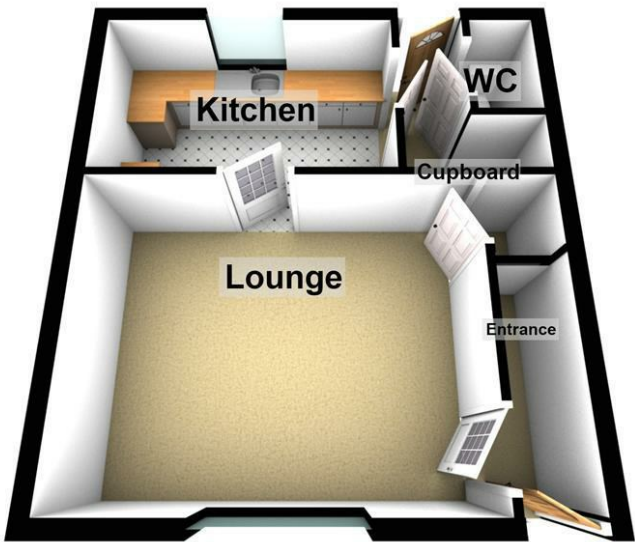
Traditional

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

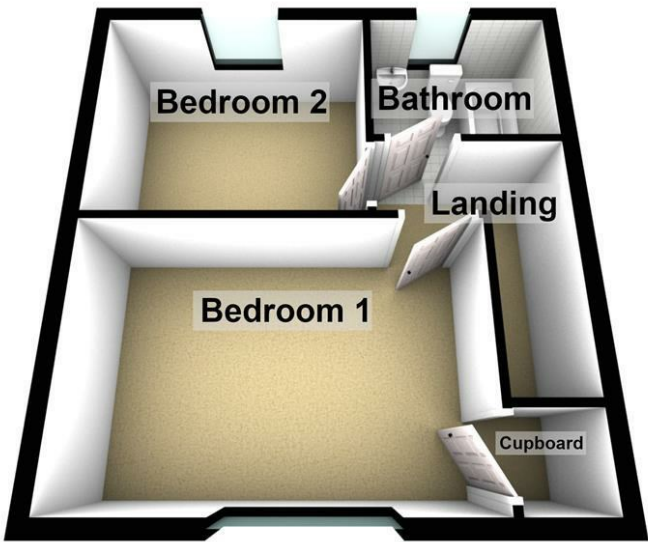


Floor Plan

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		86
(81-91) B		
(69-80) C	73	
(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