

## 18 Harbottle Court , Byker, NE6 2AH

- \*\* TWO BEDROOM EXTENDED TERRACED HOUSE \*\* ALLOCATED PARKING BAY\*\*
- \*\* WESTERLY FACING REAR GARDEN \*\* GREAT FIRST TIME BUY OR BUY TO LET INVESTMENT \*\*
- \*\* CUL-DE-SAC LOCATION \*\* ROAD LINKS DIRECT TO NEWCASTLE CITY CENTRE \*\*
- \*\* APPROXIMATELY 25 MINUTE WALK TO NEWCASTLE QUAYSIDE \*\* FREEHOLD \*\*
- \*\* COUNCIL TAX BAND A \*\* ENERGY RATING C \*\* BYKER METRO STATION 0.5 miles \*\*
- \*\* RENTAL POTENTIAL £800 PCM \*\*

Offers Over £115,000



- Allocated Parking Bay
- Two Double Bedrooms
- Energy Rating TC
- Close to Newcastle City Centre
- Westerly Facing Rear Garden
- Rental Income approx £800 PCM
- Great First Time Buy or Investment
- Council Tax Band A
- BYKER METRO STATION 0.5 miles

### Entrance

UPVC door into entrance lobby and access to lounge

### Lounge

14'5" x 11'11" (4.41 x 3.64 )

Double glazed window, radiator, laminate flooring, stairs to first floor.

### Kitchen

11'11" x 6'7" (3.64 x 2.02 )

Fitted with range if wall and floor units with countertops, sink, built in gas hob with extractor hood and oven, plumbed for washing machine and integrated fridge freezer. Part tiled walls and tiled floor. leading too...

### Dining Room

11'3" x 8'7" (3.43 x 2.62)

Double glazed window, French doors opening into rear garden, radiator.

### Bedroom 1

15'6" x 9'8" (4.73 x 2.96)

Double glazed window, radiator, sliding door wardrobes

### Bedroom 2

11'10" x 11'7" max (3.62 x 3.54 max )

Double glazed window, radiator, built in cupboard.

### Bathroom

6'10" x 5'8" (2.10 x 1.73)

Double glazed window, ladder style radiator, laminate flooring, WC, wash hand basin, bath with overhead shower.

### External

To the front of the property there is an allocated parking bay, to the rear there is a low maintenance garden with fenced perimeter and gated access.

### 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>

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 and in-home  
O2- Good outdoor and 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.

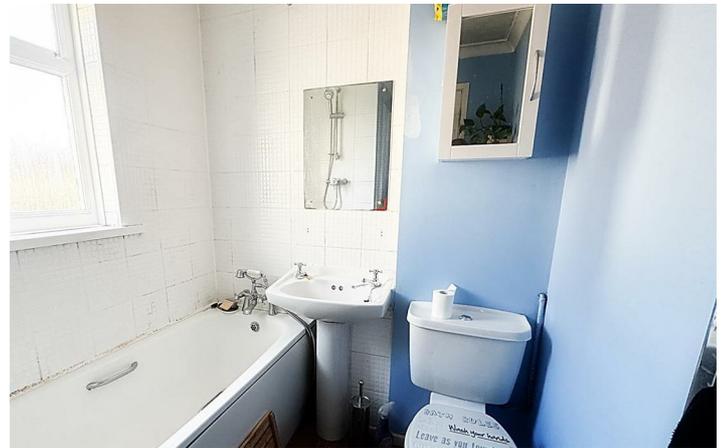
#### FLOOD RISK:

Yearly chance of flooding:  
Surface water: Very low.  
Rivers and the sea: Very low.

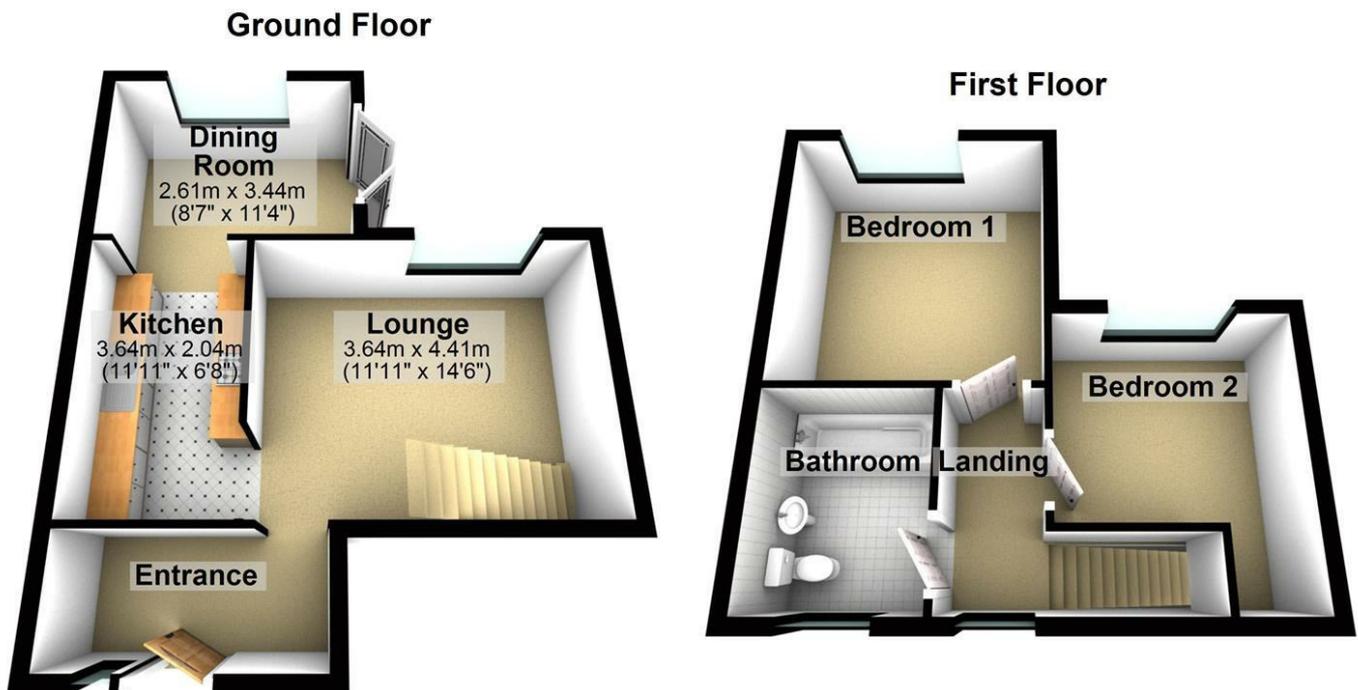
#### CONSTRUCTION:

Traditional

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



## Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

136 - 138 Station Road, Wallsend, Tyne & Wear, NE28 8QT  
 Tel: 0191 295 3322 Email: [info@next2buy.com](mailto:info@next2buy.com) <https://www.next2buy.com>

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 90        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 77                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |