



70 Kentmere Avenue

Walkerdene, Newcastle Upon Tyne, NE6 4HE

** TWO BEDROOM GROUND FLOOR FLAT ** SOUTH FACING GARDEN TO REAR ** CHAIN FREE **

** NEWLY DECORATED THROUGHOUT ** OFF STREET PARKING TO FRONT ** IDEAL FIRST BUY **

** POPULAR LOCATION WITH BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE **

** 999 YEAR LEASE FROM 1986 ** COUNCIL TAX BAND A ** ENERGY RATING TBC **

Price £90,000



- Two Bedroom Ground Floor Flat
- Newly Decorated Throughout
- Chain Free - Council Tax Band A
- Fantastic First Time Buy
- South Facing Rear Garden
- Lease TBC
- Modern Kitchen & Bathroom
- Off Street Parking To Front
- Energy Rating TBC

Entrance Lobby

Double glazed entrance door, laminate flooring, inner door leading into the hallway.

Hallway

Storage cupboard, radiator, laminate flooring.

Lounge

13'1" x 11'0" (4.01 x 3.36)

Double glazed window, cupboard to alcove, laminate flooring, radiator.

Kitchen

12'3" x 4'0" (3.74 x 1.23)

Fitted with wall and base units with work surface over and sink unit, integrated oven and hob with extractor hood over, double glazed windows, laminate flooring, double glazed external door to the rear garden.

Bedroom 1

11'0" x 9'10" + bay (3.37 x 3.02 + bay)

Double glazed bay window, laminate flooring, radiator.

Bedroom 2

9'10" x 8'11" (3.02 x 2.74)

Double glazed window, radiator.

Bathroom

7'9" x 4'2" (2.37 x 1.29)

Bath with shower head attachment, WC and wash hand basin with fitted furniture surrounding, double glazed window, part tiled walls and ladder style radiator.

External

Externally there are good sized private gardens to both the front and rear, the front has space for off street parking, whilst the rear garden is south facing.

Lease Information

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



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.

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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	