



279 Fossway , Newcastle Upon Tyne, NE6 4UJ

- TWO BEDROOM MID TERRACE HOUSE • OFF STREET PARKING TO FRONT • CHAIN FREE •
- BUS SERVICES DIRECT TO NEWCASTLE CITY CENTRE AND WALLSEND TOWN CENTRE • FREEHOLD •
- NEARBY SCHOOLS • EXCELLENT ROAD LINKS • IDEAL FIRST TIME BUY • GOOD SIZE REAR GARDEN •
- COUNCIL TAX BAND A • ENERGY RATING C •

Offers Over £100,000



- Two Bedroom Mid Terrace House
- Ideal First Time Buy
- Freehold
- Chain Free
- Good Size Garden To Rear
- Council Tax Band A
- Off Street Parking To Front
- Bus Services Direct To Newcastle
- Energy Rating C

Entrance Lobby

Double glazed composite entrance door, stairs to the first floor landing, laminate flooring.

Lounge

13'1" x 12'9" (4.01 x 3.91)

Double glazed windows, fireplace with electric fire, laminate flooring, radiator.

Kitchen

16'4" x 6'3" (4.98 x 1.91)

Wall and base units with work surfaces over and sink unit, double glazed window, storage cupboard, radiator and external door to the rear garden.

Landing

Access to bedrooms and bathroom.

Bedroom 1

12'10" to robe x 9'7" (3.92 to robe x 2.93)

Double glazed windows, built-in sliding door wardrobe, laminate flooring, radiator.

Bedroom 2

9'11" x 9'10" (3.03 x 3.00)

Double glazed window, laminate flooring, radiator.

Bathroom

6'7" x 5'10" (2.02 x 1.79)

Bath with shower over, WC and wash hand basin, tiling to walls, double glazed window, radiator.

External

Externally the front garden is paved and provides space for off street parking. There is a good size garden to the rear which is paved for low maintenance and has a shed for storage.

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 and 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:

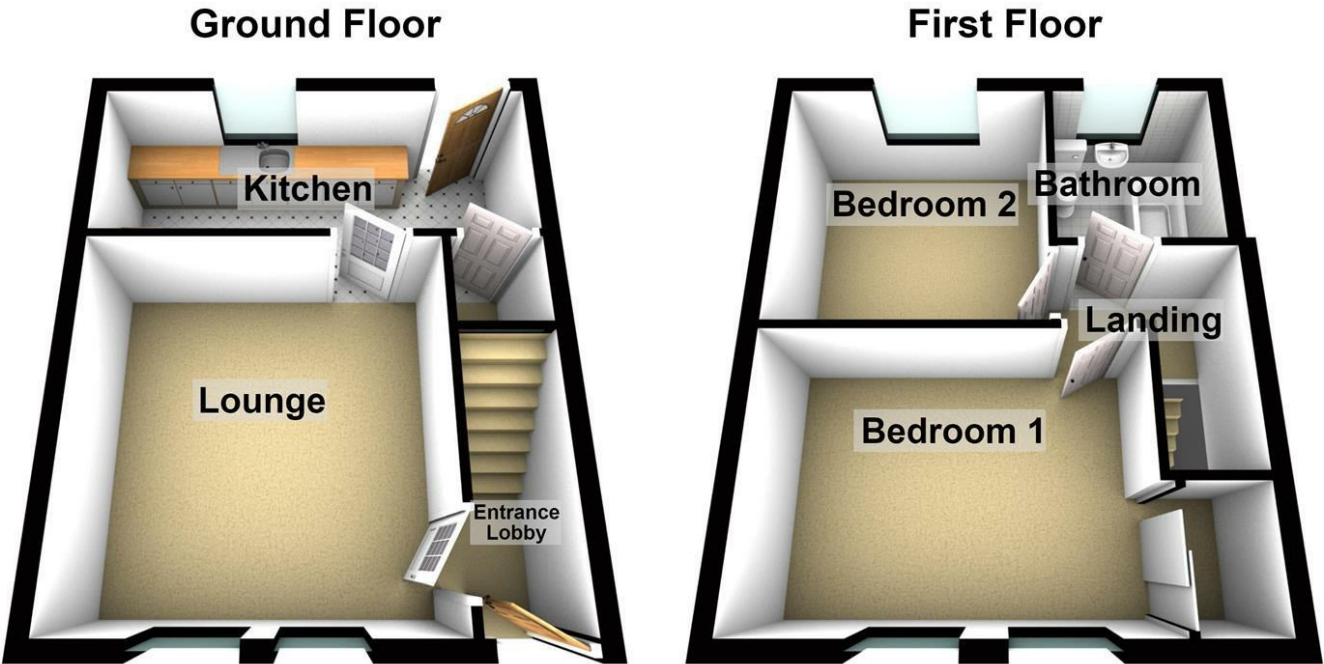
Traditional

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





Floor Plan



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	80	87
(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	