



FOLLOWWELLS

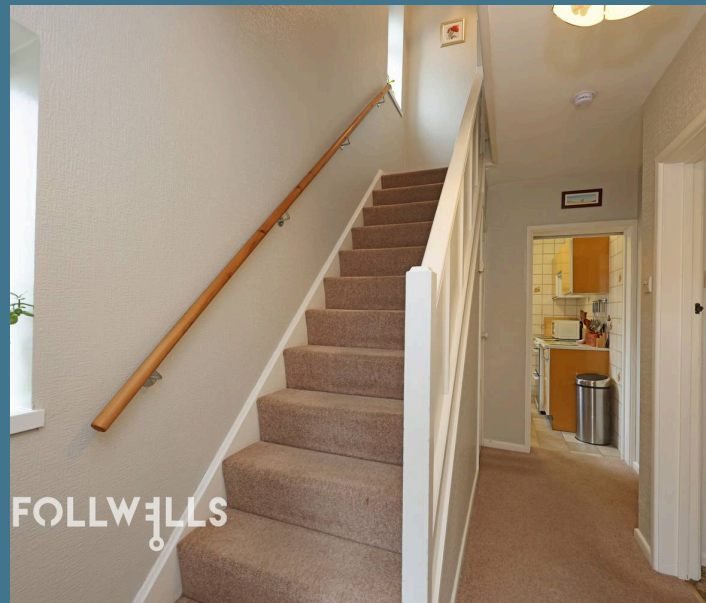
13 Stratford Avenue, Newcastle - ST5 0JS
£185,000

- Traditional Semi Detached House
- Popular Suburban Location
- In Need Of General Modernisation
- Potential For Extension
- Off-Road Parking
- Enclosed Rear Garden
- No Upward Chain

A traditional, semi-detached house situated in a popular suburban location on the edge of May Bank. Although the house is in need of general modernisation, we believe it presents an excellent opportunity for development with scope for possible extension subject to planning permission. Alternatively, the existing kitchen and dining room could be opened up to create a modern and spacious dining kitchen.

The house is entered via a glazed entrance porch with quarry tile floor and part glazed internal door leading to the reception hall where stairs lead to the first floor with a useful under stairs pantry cupboard. There are two reception rooms looking out to the front and rear of the house along with a small galley kitchen having electric cooker point, plumbing for washing machine and stainless steel drainer sink. There is a rear porch having UPVC external door to the side and a utility cupboard. The ground floor accommodation is completed with a WC to the rear.

To the first floor is a central landing having window to the side elevation and loft access with pull down ladder. Bedroom one is a large double room looking out to the front elevation whilst bedroom two is also a generous double looking out to the rear. Both bedrooms benefit from fitted wardrobes.





There is a box room which is ideal for a home office or nursery and a bathroom with suite comprising panel bath with shower over, pedestal wash basin and WC. The airing cupboard houses a modern combi boiler.

Outside the property is approached through double gates onto a flagged driveway which leads down the side of the house (narrowest point 2.04 m). There is a small front garden with mature shrubs with the rear garden comprising two paved seating areas, mature shrub borders, ornamental pond and wooden garden shed.

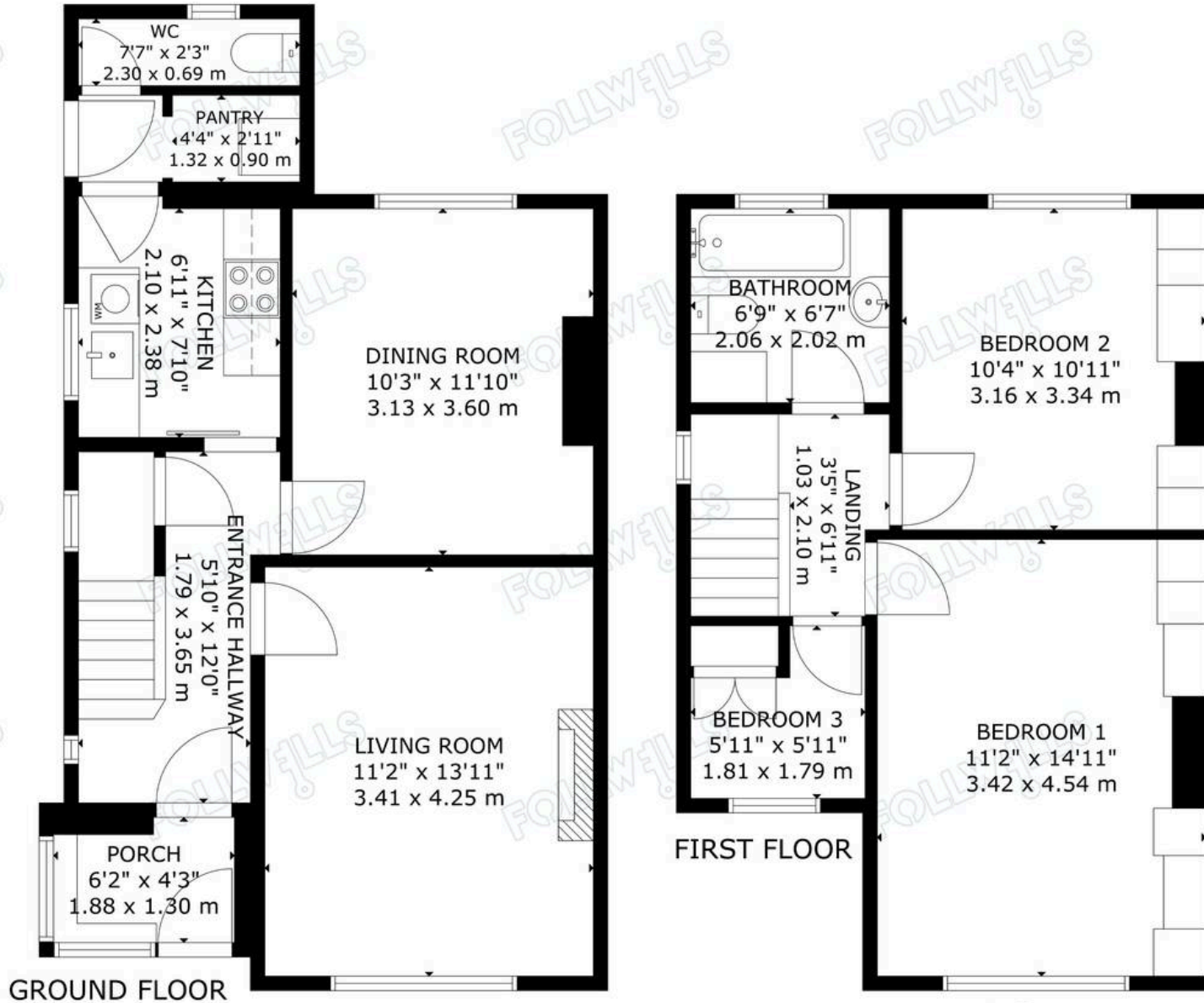
This property is offered with no upward chain and is expected to prove very popular.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D





GROSS INTERNAL AREA
 TOTAL: 86 m²/926 sq.ft
 GROUND FLOOR: 47 m²/505 sq.ft, FIRST FLOOR: 39 m²/421 sq.ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

